CVILLE PLANS TOGETHER

Welcome!

CHARLOTTESVILLE ZONING REWRITE

COMMUNITY OPEN HOUSE

JUNE 27, 2022
4:00-8:00 PM Drop-in Meeting (No Presentation)

Purpose of this Open House:

- Kick off the community review process for the first report of the Zoning Rewrite, the ***Zoning Diagnostic + Approach Report***
- Build understanding of the concepts and approach described in the report
- Gather community comments and ideas related to this report

Translation:

- Hay personal que habla español y puede facilitar la traducción. Por favor, infórmenos en la mesa de registro si desea hablar con alguien.
- There are staff who speak Spanish and can provide translation. Please let us know at the sign in table if you would like to speak with someone.

Please walk through the stations to learn more about the report and speak with staff from the City and Consultant Team.

We invite you to review and comment on the Zoning Diagnostic + Approach Report through August 2022.

View the Report
CvillePlansTogether.com

FLOWCODE PRIVACY.FLOWCODE.COM

Complete the Comment Form
surveymonkey.com/r/Cville4

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See the agenda handout for more information about how to share your comments. There is also a paper form available today.

1 STATION 1
INTRODUCTION

CVILLE PLANS TOGETHER OVERVIEW

CVILLE PLANS TOGETHER

Cville Plans Together is an opportunity for the community as a whole to update the city's future vision, focusing on ***equity*** and ***affordability***.

Affordable Housing Plan (completed 2021)

A unified strategy for housing Charlottesville's residents

Comprehensive Plan update (completed 2021)

To guide the ways the city will change and grow in the future

Zoning Ordinance update (in progress)

To ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use

1 Zoning Diagnostic + Approach
Community Review: Spring-Summer 2022

Diagnostic: A review of the ability of existing Zoning Ordinance to implement adopted Comprehensive Plan concepts and a review of the existing zoning ordinance in light of "best practices" for modern zoning

Approach: Identify a menu of needs and alternatives for the zoning rewrite

2 Zoning Ordinance
Community Review: Late 2022 (Approx.)

Zoning Map: Shows which zoning districts apply to which parcels
District Descriptions: Design and use standards for specific districts
Standards for Development: Rules that generally apply to all zoning districts
Administration: Processes for applying the zoning rules

3 Zoning Hearings + Adoption
Early-Mid 2023 (Approx.)

Planning Commission holds a public hearing and makes a recommendation to City Council

City Council holds a public hearing and votes whether or not to adopt the zoning ordinance

WE ARE HERE: ZONING REWRITE

Purpose for the Zoning Rewrite

- Ensure that the Zoning Ordinance supports the Comprehensive Plan (including the Future Land Use Map) and other adopted plans, such as Small Area Plans and the Affordable Housing Plan.
- Mitigate the flaws and barriers to development previously identified by City planning staff, elected and appointed officials, and other community members.
- Create zoning that is easier for all to read, understand, and apply.

WHAT IS ZONING?

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"Zoning" refers to the regulations that govern the development of buildings and use of land

- It ensures that we construct buildings and use land in ways that promote positive outcomes for the community.
- It implements the Comprehensive Plan and other documents that describe City land use policies.

Central Elements of Zoning

- **Zoning Map**: Divides the city into zoning districts. District rules and regulations determine the urban form and land uses allowed on each parcel.
- **Zoning Ordinance**: The set of rules and regulations that govern built form and use of private land. The Ordinance generally includes three sections:
  - ***Districts and uses*** (standards and uses for specific districts)
  - ***Development standards*** (generally apply to all districts)
  - ***Administration*** (which identifies the processes for applying the rules in the ordinance)

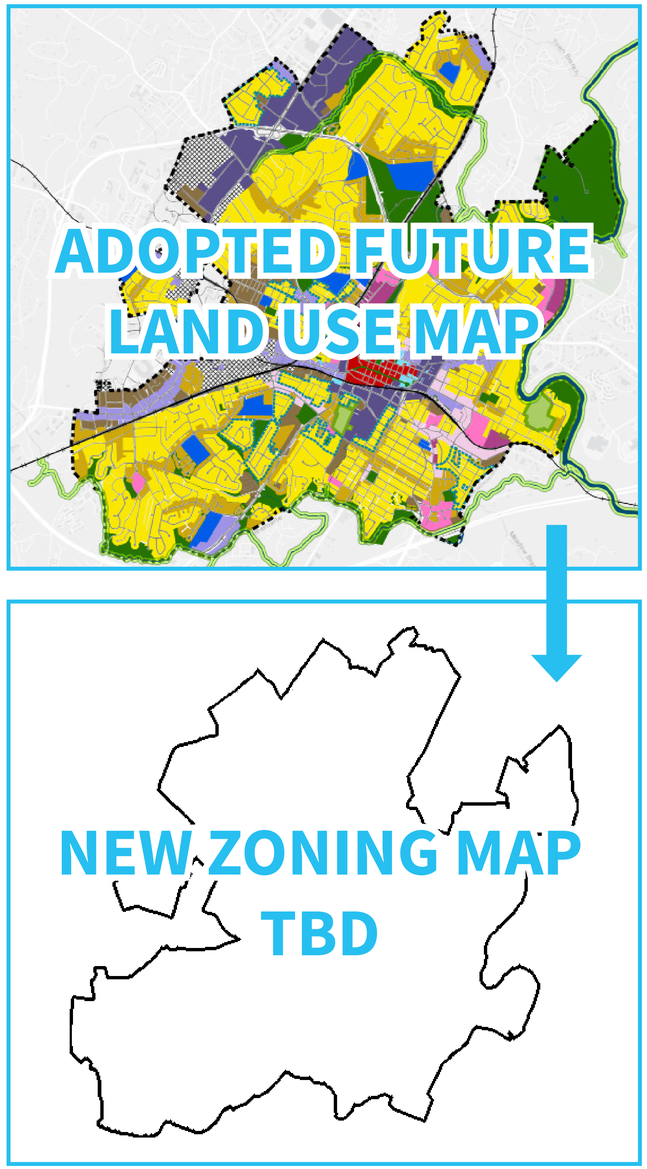
Want to learn more about zoning? Scan here!

Zoning Overview

FLOWCODE PRIVACY.FLOWCODE.COM

The Zoning Map and the Future Land Use Map are related but are not the same

- The Comprehensive Plan and Future Land Use Map lay out the long-term vision and policy goals for the city.
- The **Future Land Use Map** is a visual guide for land use decisions, rezonings, and special use permits.
- The **Zoning Ordinance** is one of the primary tools to implement the visions and goals of the plans.
- The **zoning map** outlines districts that have specific development requirements.
- The Future Land Use Map will be used as a guide for the new zoning map, but land use categories and descriptions are more general than they will be in the zoning map and ordinance.



INTRODUCTION TO THE ZONING DIAGNOSTIC + APPROACH REPORT

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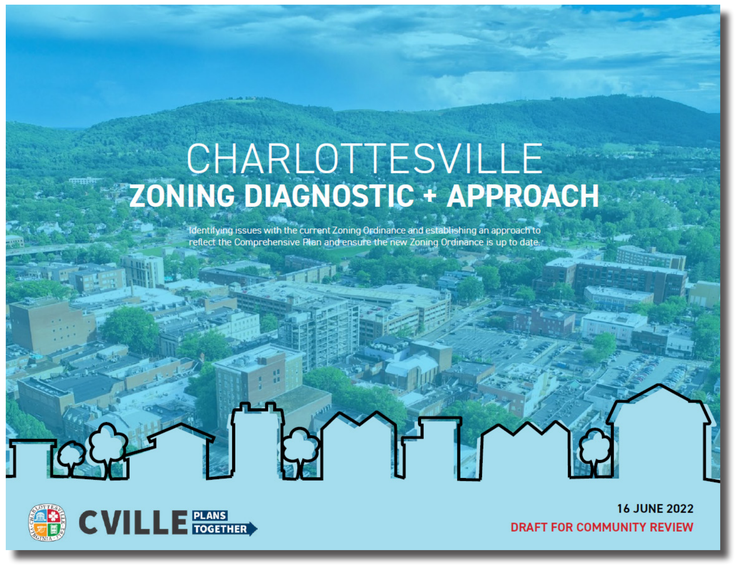
What is the Diagnostic + Approach Report?

- This document identifies issues with the current Zoning Ordinance and establishes a proposed approach to the zoning rewrite.
- This does not propose a draft zoning map or draft zoning text.
- The Report outlines a proposed set of changes. The purpose of this event and the summer community comment period is to gather input on this approach before we share a draft zoning map and text.


CHARLOTTESVILLE
ZONING DIAGNOSTIC + APPROACH
Identifying issues with the current Zoning Ordinance and establishing an approach to reflect the Comprehensive Plan and ensure the new Zoning Ordinance is up to date
CVILLE PLANS TOGETHER
16 JUNE 2022
DRAFT FOR COMMUNITY REVIEW

Scan here to view the report

The Open House Stations Provide an Overview of the Report

- Station 1: Introduction (This Station)
- Station 2: Zone for More Affordable Housing
- Station 3: Residential District Testing
- Station 4: Better Zoning Standards
- Station 5: Next Steps and Information about Peer Engagers

For greater detail related to information shared at Stations 1 through 4, please see the Diagnostic + Approach Report

INTRODUCTION *STATION WRAP-UP*

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Do you have any clarifying questions about this station?

Any other ideas we should be considering?

2

STATION 2
ZONING FOR MORE AFFORDABLE HOUSING

ZONE FOR MORE AFFORDABLE HOUSING: *INTRODUCTION*

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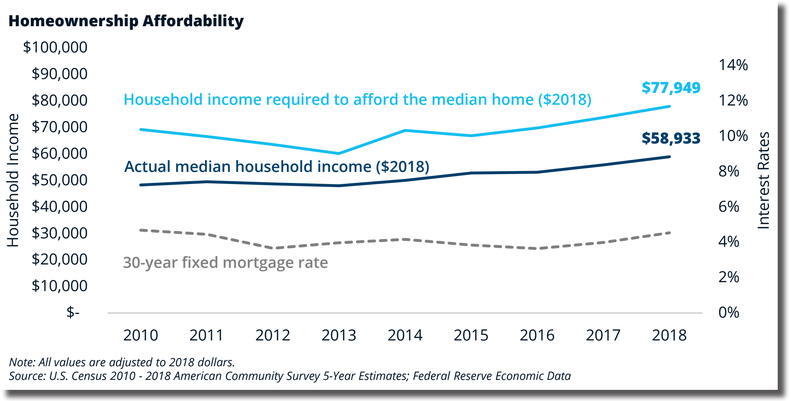
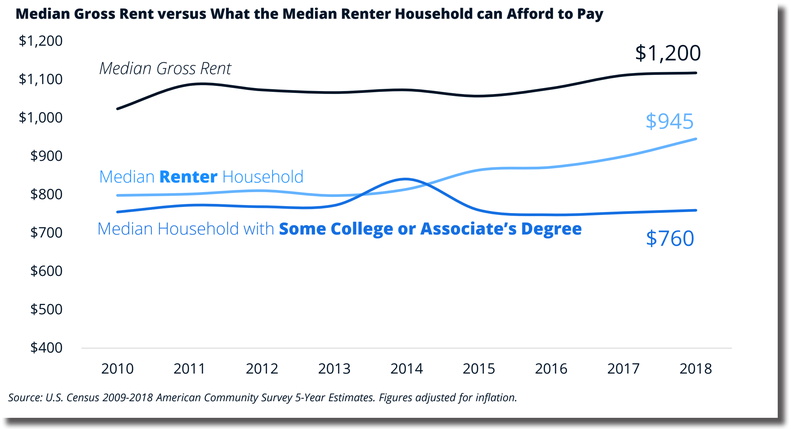
Charlottesville has significant housing challenges

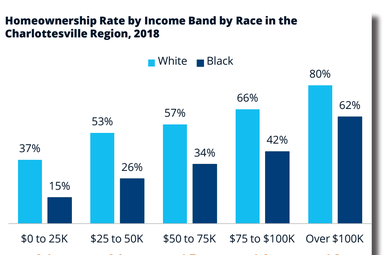


Note: All values are adjusted to 2018 dollars.
Source: U.S. Census 2010 - 2018 American Community Survey 5-Year Estimates; Federal Reserve Economic Data



Source: U.S. Census 2009-2018 American Community Survey 5-Year Estimates. Figures adjusted for inflation.

Shift in homeownership, 2010 – 2018	**+13%** White Households	**-12%** Black Households
Median home value, 2018	**$345,961** in Majority white Census Block Groups	**$193,920** in Majority Black Census Block Groups



Source: U.S. Census 2018 American Community Survey 5-Year Estimates, 2014-2018 Public Use Micro-Survey (PUMS) 5-Year Data for the Public Use Microdata Area containing Charlottesville

Recent plans identified several potential affordability strategies related to land use

"Create more opportunities for housing in neighborhoods with historically exclusionary housing, while minimizing displacement from neighborhoods with many low-income residents."

"Revise regulations and development approval processes to increase the supply of housing and slow the increase of housing cost, while protecting lower income and other marginalized communities."

Affordable Housing Plan (March 2021)

Comprehensive Plan (November 2021)

Envisions more housing options throughout the city

Identifies "Sensitive Community Areas" which demographics indicate may be sensitive to displacement pressures

We propose several new or updated tools to address affordability through zoning

A variety of zoning changes are needed:

- Allow more units on every lot zoned for only a single unit today
- Allow more rental and ownership options
- Create zoning incentives and adopt an inclusionary zoning policy
- Create a toolkit to avoid displacing at-risk communities

What is "Affordable Housing"?

"Affordable housing" is considered housing that can be obtained for 30% or less of a household's income.

For a 4-person household, Charlottesville's AMI is $93,700; 30% AMI is $28,100.

For some income levels, such as for those earning 30% Area Median Income (AMI) or below, significant public subsidy may be needed to produce homes.

At other levels of affordability, land use policies, including zoning, may make a more substantial impact, but additional subsidy can further bolster the creation of units.

INCLUSIONARY ZONING

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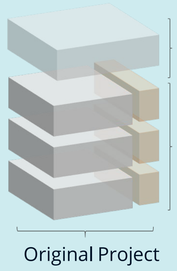
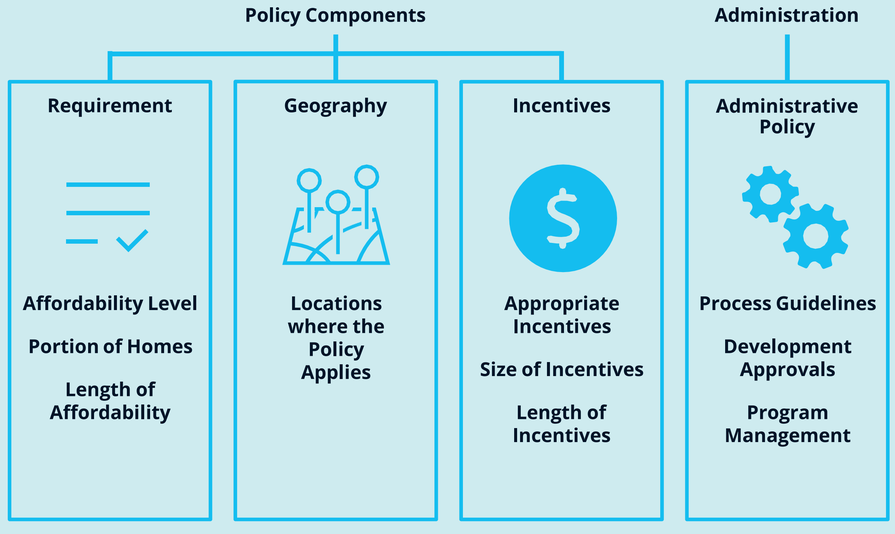
- Inclusionary zoning is enabled in Charlottesville by Code of Virgina Section 15.2-2304. Through this enabling legislation, the City can incentivize the inclusion of a certain percentage of units in a development that are affordable to households at or below a specified level of income, **to create affordable housing that the market would not otherwise build**.
- In most markets, this leads to an affordability level of about 60% of AMI for 8-12% of the homes and little net change in the overall pace of development.

An inclusionary zoning policy incentivizes inclusion of affordable homes within new market rate development.



- Inclusionary zoning policies can **incentivize** developers to include affordable homes in market-rate developments, often in exchange for incentives such as bonus density or tax abatement.
- Rents for affordable homes are set relative to the **Area Median Income (AMI)**, the household income for the median household in the region.

The design of an inclusionary zoning policy must consider the affordability of homes required, appropriate incentives to offset developer costs, and administrative needs and processes.



Inclusionary Zoning Program Design Goals

Ensure the program aligns with local real estate **market conditions**.

Conduct a financial analysis to **understand the impact of any requirements and the toolkit of incentives** that can be used to offset that impact.

Seek the **greatest level of affordability** that is market-viable.

Consider and **balance** the required affordability, appropriate incentives to offset developer costs, and the City's administrative needs and processes.

Create a program that aligns with **fair housing principles** and is **equitable** in allocating the new or additional affordable housing units for qualified households.

Ensure units are **affordable as long as possible or in perpetuity**, so that we are always adding to the affordable housing supply, not replacing lost affordable units.

REDUCING POTENTIAL DISPLACEMENT

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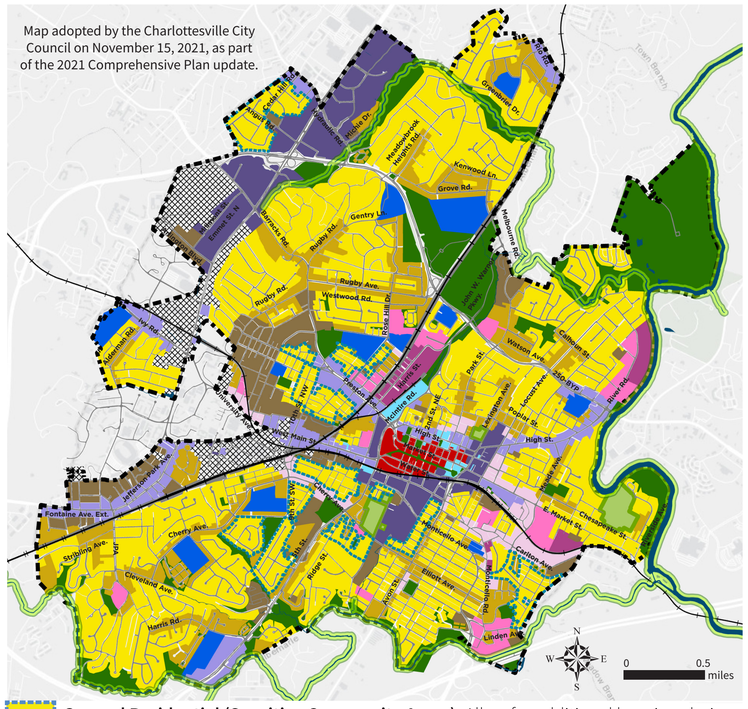
Sensitive Community Area Overview

- The Comprehensive Plan identifies several areas as vulnerable to the risk of displacement due to a combination of demographic factors, including race, ethnicity, and income. Several of these areas (called “sensitive community areas” in the Comprehensive Plan) are also under redevelopment pressure due to proximity to UVA and downtown Charlottesville.
- The zoning rewrite will consider several ways to reduce the potential for displacement in these areas.



General Residential (Sensitive Community Areas): Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures. (Note: The boundaries for these areas should evolve during the zoningupdate process, as described on page 25 of the Comprehensive Plan.)

Scan here to view the full Future Land Use Map from the Comprehensive Plan

tinyurl.com/CvilleFLUM

Mapping a Zoning Overlay District for Sensitive Community Areas

The generalized “sensitive community areas” must be refined to ensure the appropriate areas are protected from some of the risk of displacement. Factors that will be considered in this analysis may include (but will not be limited to):

- Blocks or areas close to the “sensitive community area” Census Block Groups, with similar demographics
- Areas with a high percentage of rental units
- Neighborhoods with a high unit turnover and strong sales trends
- Community input related to areas/populations at risk for displacement

Zoning Strategies for Reducing Displacement in Sensitive Community Areas

Allow Fewer Units Than Other Locations: Can help to reduce the redevelopment pressure, but must be balanced with the desire of existing property owners to benefit from the sale or redevelopment of their land.

Support Retention and Remodeling of Existing Structures: Require or incentivize the retention and remodeling of the existing unit on the site at the same time new units are introduced.

Support the City’s “Right of First Refusal” to Purchase For-sale Properties: If a local property owner is selling units that are affordable but unrestricted, the City, or its designee, could have a right to acquire those units at fair market value.

RATE OF EXPECTED CHANGE ANALYSIS: *PROCESS OVERVIEW*

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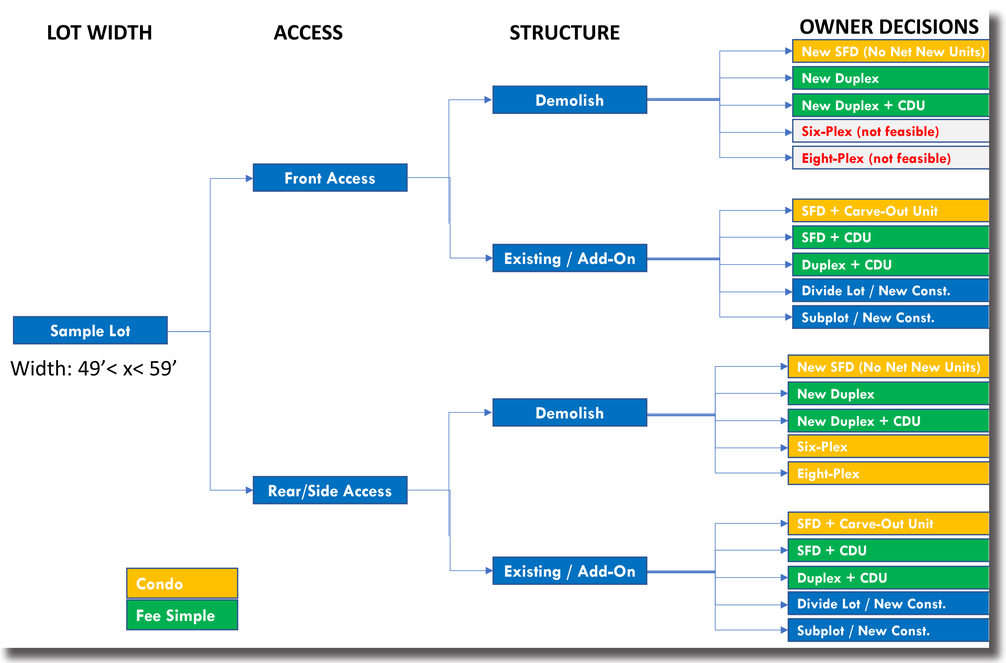
Process for Testing Market and Redevelopment Factors

- Updating the zoning is the next step in enabling more types of housing to be developed in the city, and it is understood that some change will occur with the new code. However, many other factors impact the feasibility and pace of building infill housing, and it is important to have a realistic understanding of how quickly change will occur, and the number of new residential units (affordable and market rate) that are likely to be produced.
- **In a forthcoming report, development scenarios and proposed zoning tools will be evaluated to understand the anticipated rate of change and impact on the supply of affordable housing once the new zoning is adopted.**

Study potential market factors and create decision trees for various scenarios to feed into the model

The rate of redevelopment depends on the owner type and the individual responses to the market.

- Homeowners are less responsive to price changes, are responsive to aging, changing family sizes, and job changes.
- Owners of investment properties (with renters) are only likely to redevelop when it makes financial sense.



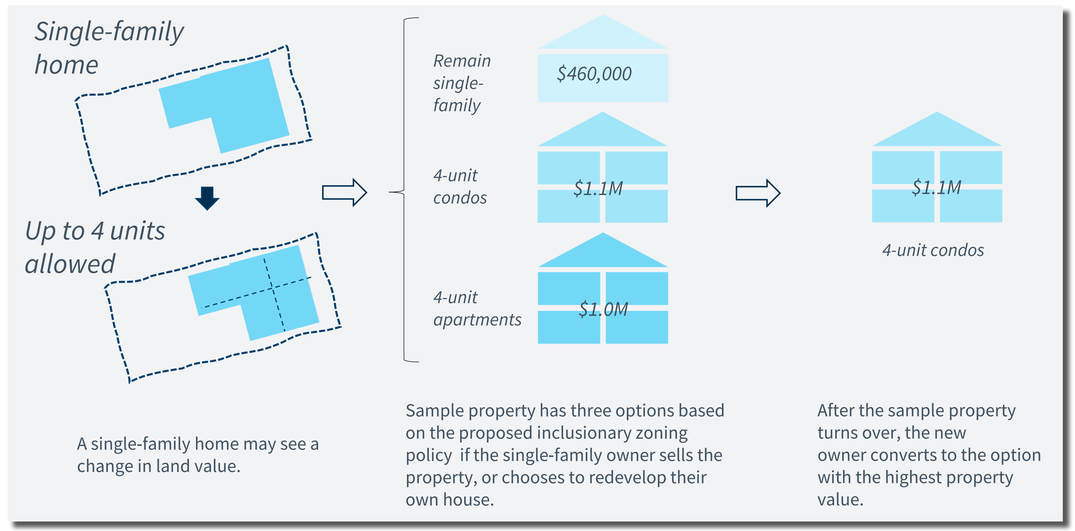
Acronyms

- **SFD = Single-Family Dwelling Unit**
- **CDU = Cottage Dwelling Unit (a.k.a. Accessory Dwelling Unit)**

Model the proposed zoning changes and resulting probabilities of turnover based on a variety of factors

We are investigating resulting probabilities of turnover for prototypical developments in the General Residential and Medium-Intensity Residential areas.

- The model will determine the financial feasibility of redeveloping and will then estimate the likelihood that those properties will be redeveloped with additional units over time.
- In combination with existing development patterns and housing turnover rates, we will estimate the total additional housing stock that could be created, for both market rate and affordable units.


Single-family home
Up to 4 units allowed
Remain single-family
$460,000
4-unit condos
$1.1M
4-unit apartments
$1.0M
$1.1M
4-unit condos
A single-family home may see a change in land value.
Sample property has three options based on the proposed inclusionary zoning policy if the single-family owner sells the property, or chooses to redevelop their own house.
After the sample property turns over, the new owner converts to the option with the highest property value.

ZONE FOR MORE AFFORDABLE HOUSING *STATION WRAP-UP*

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Do you have any clarifying questions about this station?

Any other ideas we should be considering?

3

STATION 3
RESIDENTIAL DISTRICT TESTING

RESIDENTIAL DISTRICT TESTING: *INTRODUCTION*

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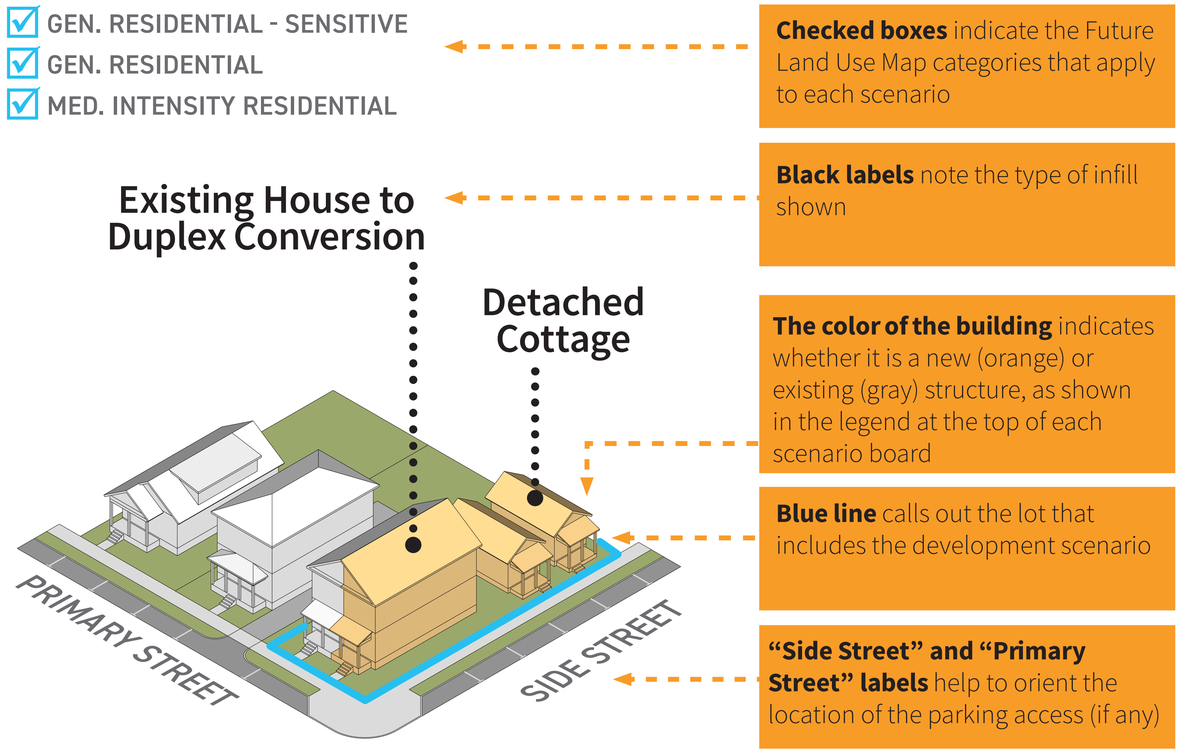
Overview

- Explore examples of what could be built in the areas designated as General Residential and Medium Intensity Residential on the Future Land Use Map.
- **The residential testing exercise illustrates the maximum development potential** (but not necessarily the likely development level) of a lot.
- **The emphasis of this modeling is to illustrate what the standards would allow from a zoning perspective alone.**

What You Will See on the Scenario Graphics



Checked boxes indicate the Future Land Use Map categories that apply to each scenario

Black labels note the type of infill shown

The color of the building indicates whether it is a new (orange) or existing (gray) structure, as shown in the legend at the top of each scenario board

Blue line calls out the lot that includes the development scenario

"Side Street" and "Primary Street" labels help to orient the location of the parking access (if any)

Based on the modeling exercise described at this station, we have developed the following recommendations for the zoning ordinance:

Future Land Use Map Implementation Recommendations

- Create two separate categories of zoning districts based on building form and number of units:
  - **House-scale districts** for small-scale infill housing types that implement General Residential - Sensitive and General Residential land use categories
  - **Medium-scale districts** for moderate-scale infill housing types that implement Medium Intensity land use category
- Create variable requirements or separate districts for Sensitive Areas, with additional requirements for providing affordable units and reducing the risk of displacement

General Recommendations

- Modify existing setback requirements to better match existing development patterns and provide flexibility for infill development
- Reduce or remove parking requirements, particularly for developments providing affordable units
- Where context-sensitive development and retention of existing structures is a priority, consider the following:
  - Variable building height and building width requirements
  - Variable lot coverage and setback requirements based on lot size, with smaller lots allowing for greater lot coverage than larger lot

INFILL HOUSING TYPES USED FOR TESTING

It is important to note that these are not the only types of housing that would be feasible, and the housing style depicted is generic.

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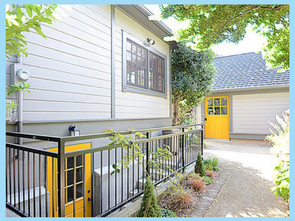
Type 1: Existing House + Additional Units or Structures

- Existing house is modified or additional structures are added to the lot.
- Reducing or eliminating parking requirements is an essential component for this housing type, as the existing structure often poses a challenge for accessing the buildable part of the rear of the site around the existing house.

CARVE-OUT UNIT



CARRIAGE HOUSE

ATTACHED OR DETACHED COTTAGE

ACCESSORY COMMERCIAL UNIT

Type 2: House-Scale Plexes

- Similar in size and scale to single-unit homes.
- Can be a conversion of an existing house or a new development.
- Parking is generally detached from the building in order to keep the scale and footprint of the building small.

DUPLEX + TRIPLEX

COTTAGE COURT

FOUR-PLEX (OR QUAD-PLEX)

LIVE-WORK FOUR-PLEX

Type 3: Mid-Scale Plexes

- Generally similar in width to single-unit homes, but tend to be slightly taller or deeper buildings.
- Depending on the number and the size of units, these plexes are 2- to 3-story buildings.
- Generally situated on a lot similar to surrounding single-unit homes, but they can also front on a shared courtyard or green.

5- TO 12-UNIT APARTMENT

COURTYARD APARTMENT

Type 4: Townhouses

- Narrow units with individual entrances organized horizontally into rows.
- Can vary in height from 2 to 4-story buildings and range typically from 2 to 10 units in a row (single building).
- Parking typically tucked under the unit to the rear, in a detached carriage house, or in a shared lot behind the building.

TYPICAL ROWHOUSE

TOWNHOUSE COURT

STACKED TOWNHOUSE (“TWO OVER TWO”)

TOWNHOUSE CLUSTER

LOT TYPES FOR TESTING

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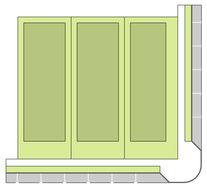
Key Considerations

- Current zoning standards do not reflect the existing built character of Charlottesville, particularly in neighborhoods characterized as having Narrow Lots.
- Current zoning standards for lots create nonconformities due to large frontage and setback requirements, and reduce flexibility for infill development.
- Reducing or removing parking requirements provides flexibility to support a lower total lot coverage, increased tree protection, increased affordability, and the ability to retain an existing structure.

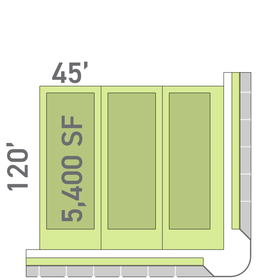
Narrow Lots



NARROW LOTS

Smallest Size:	45’ x 120’
Front Street Setback:	15’
Side Street Setback:	10’
Side Setback:	5’
Rear Setback:	5’
Parking Required:	None

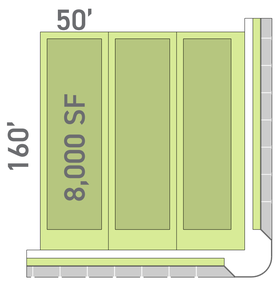
- Most commonly found in the oldest areas of Charlottesville.
- Blocks are generally gridded and some have alleys.
- Generally 3x deeper than they are wide, which creates challenges accessing the rear of the parcel for blocks without alleys.



NARROW - SMALL

Representative Neighborhoods:

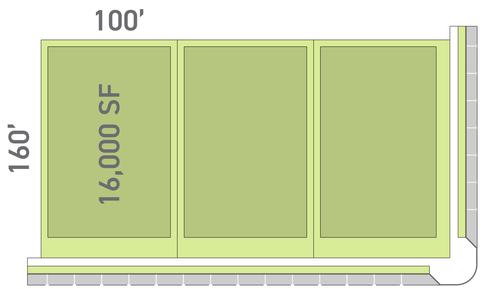
- 10th & Page
- Belmont-Carlton
- Ridge Street
- Rose Hill
- Starr Hill



NARROW - MEDIUM

Representative Neighborhoods:

- Fifeville
- Martha Jefferson
- North Downtown
- Woolen Mills

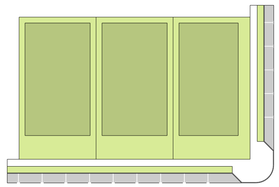


NARROW - MEDIUM DOUBLE

Representative Neighborhoods:

- Fifeville
- Martha Jefferson
- North Downtown
- Woolen Mills

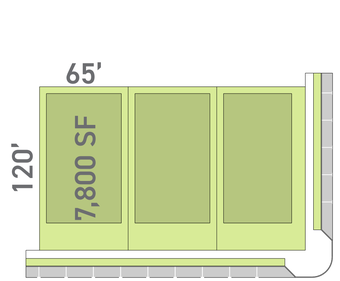
Wide lots



WIDE LOTS

Smallest Size:	65’ x 120’
Front Street Setback:	20’
Side Street Setback:	10’
Side Setback:	5’
Rear Setback:	5’
Parking Required:	None

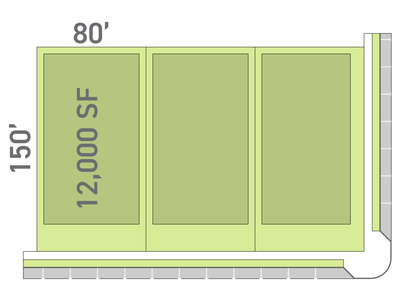
- Most commonly found in the areas of Charlottesville developed after the 1930s.
- Blocks are generally larger, with modified grid or cul-de-sac street patterns, and few alleys.
- Generally 2x deeper than they are wide, which allows for better access to the rear of the property.
- Many topographic constraints, which creates some barriers to development.



WIDE - MEDIUM

Representative Neighborhoods:

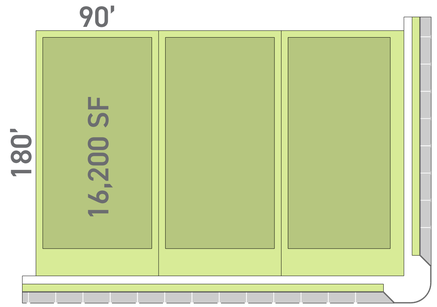
- Fry’s Spring
- Johnson Village
- Locust Grove



WIDE - LARGE

Representative Neighborhoods:

- Barracks-Rugby
- Jefferson Park Avenue (JPA)
- Venable



WIDE - XLARGE

Representative Neighborhoods:

- Greenbrier
- Lewis Mountain
- The Meadows

THINGS TO KEEP IN MIND WHEN REVIEWING SCENARIOS

CVILLE PLANS TOGETHER

- **This exercise was conducted to evaluate the <u>maximum zoning capacity</u> based <u>only</u> on lot size**, but other site-specific trade-offs or non-zoning considerations **would likely result in a reduced number of units**.
- **Trees are not shown on the development scenarios so the models can be easily seen.** The lack of trees **<u>does not</u>** indicate that all trees will be removed and not replaced.
- **You can assume that an infill type that would work on one lot would also work on a larger lot type.**
- **Typical on-street parking numbers are noted with each development scenario, but would <u>not</u> necessarily be required or reserved.**
- **The lot coverage percent includes areas of impervious cover** (building footprints, walkways, driveways, and parking).
- **Some districts will have conditions that must be met to build a certain number of units**, such as providing an affordable unit of housing, or retaining an existing structure.

Thinking about Trade-offs

- Infill development is often more challenging than development occurring in a greenfield (or an undeveloped property) on open land.
- This scenario exercise illustrates physical trade-offs. Other ongoing analyses will highlight financial trade-offs.
- **Physical trade-offs** occur when the area of the site is constrained, making it difficult to achieve all of the requirements commonly found in zoning and subdivision regulations. These trade-offs include:

Maximum allowed number of units

Required minimum on-site parking spaces and required vehicle access and driveway standards

Required fire lane access

Required stormwater & impervious cover standards

Required utility easements

Required tree protection

SCENARIOS: NARROW, SMALL LOTS

CVILLE PLANS TOGETHER

REPRESENTATIVE NEIGHBORHOODS:

- 10th & Page
- Belmont-Carlton
- Ridge Street
- Rose Hill
- Starr Hill

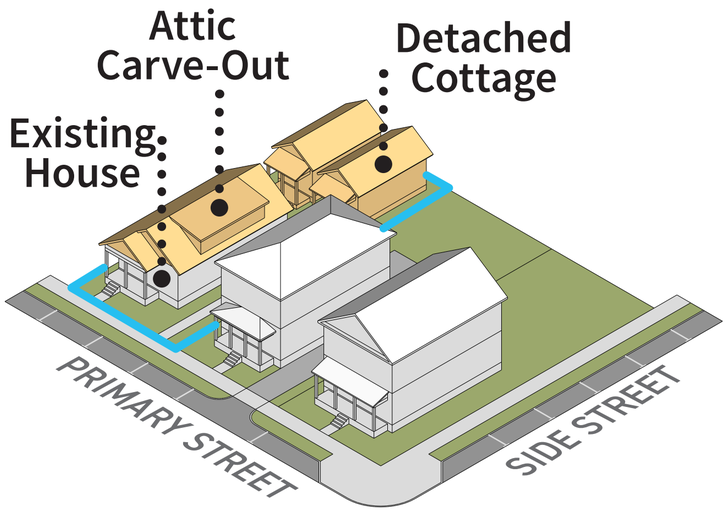
New Structure

Existing Structure

EXISTING HOUSE + ADDITIONAL STRUCTURES

A

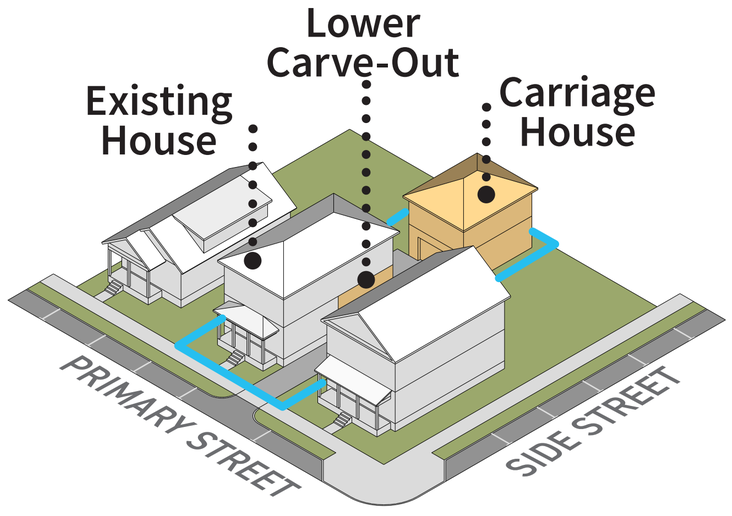
- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	1 Existing House 1 Attic Carve-Out 2 Detached Cottages
Parking	0 On-site 2 On-street
Vehicle access	None
Lot coverage	54%

B

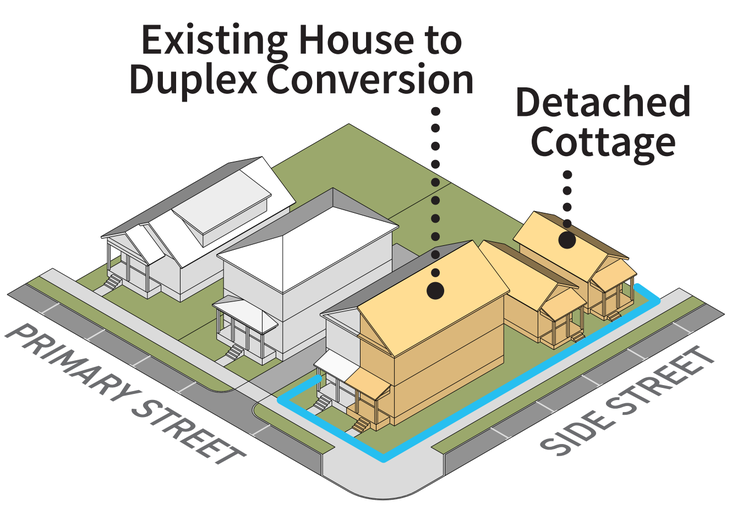
- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	1 Existing House 1 Lower Carve-Out 1 Carriage House
Parking	2 On-site 1 On-street
Vehicle access	Front
Lot coverage	63%

C

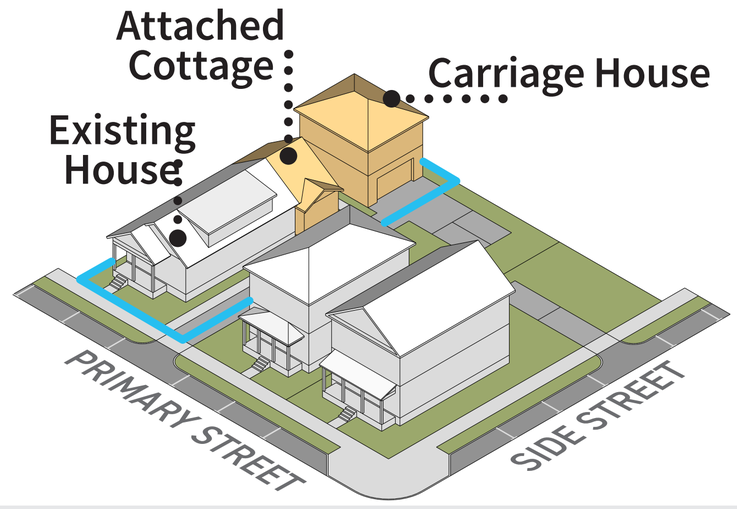
- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	2 Existing House to Duplex 2 Detached Cottages
Parking	0 On-site 6 On-street
Vehicle access	None
Lot coverage	51%

D

- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	1 Existing House 1 Attached Cottage 1 Carriage House
Parking	2 On-site 2 On-street
Vehicle access	Front
Lot coverage	73%

E

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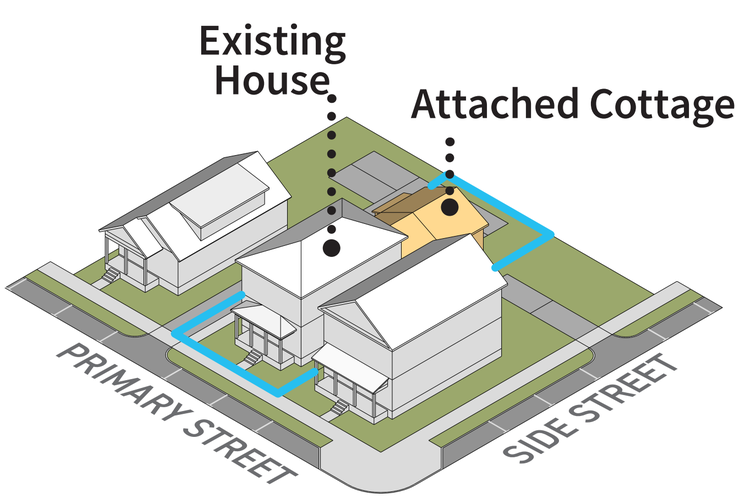
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	1 Existing House 2 Attached Cottages
Parking	2 On-site 2 On-street
Vehicle access	Front
Lot coverage	70%

F

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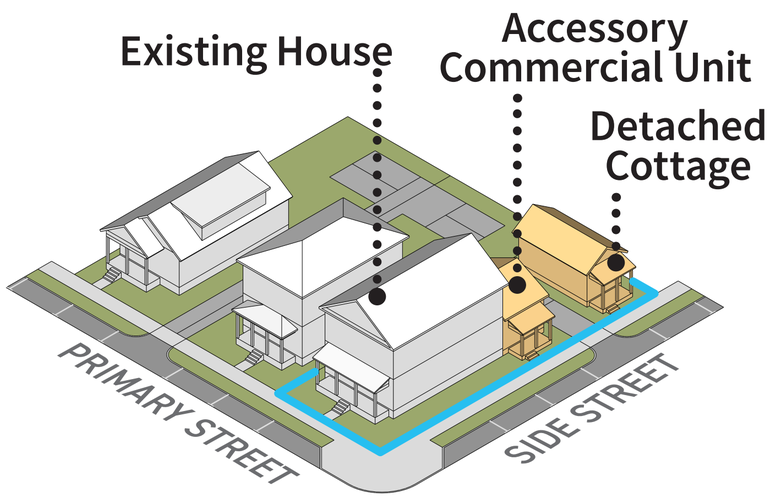
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	1 Existing House 1 Accessory Commercial Unit 1 Detached Cottage
Parking	2 On-site 5 On-street
Vehicle access	Side
Lot coverage	58%

NEW DEVELOPMENT

G

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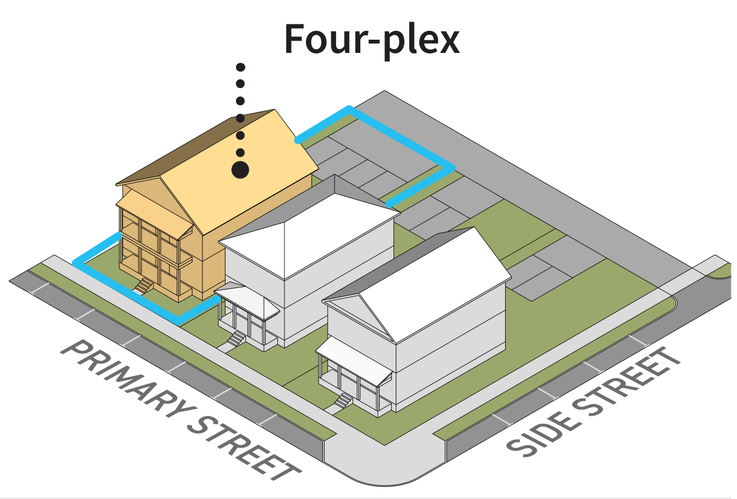
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	4 Four-plex
Parking	4 On-site 2 On-street
Vehicle access	Rear
Lot coverage	56%

H

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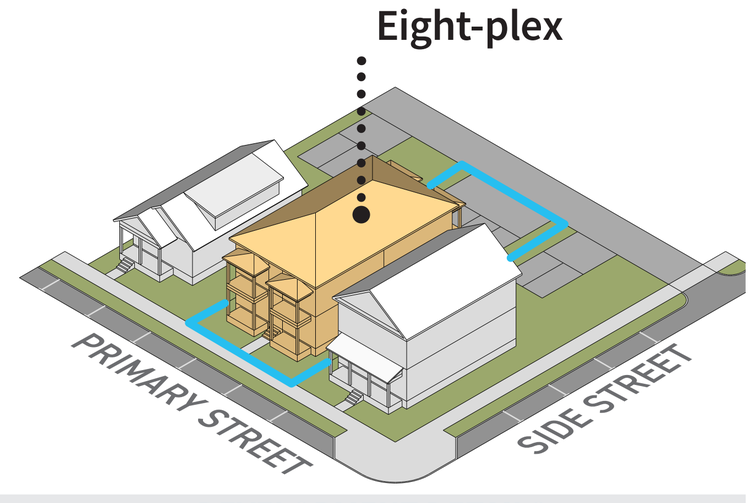
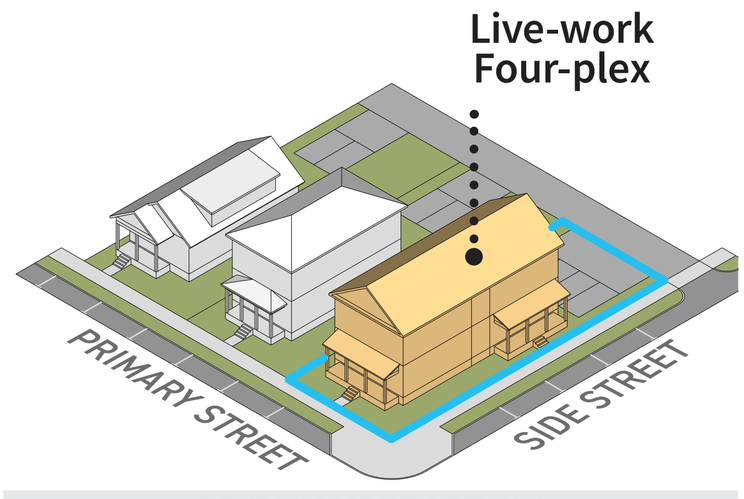
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	8 Eight-plex
Parking	4 On-site 2 On-street
Vehicle access	Rear
Lot coverage	67%

I

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	45’ x 120’
Units	3 Four-plex 1 Four-plex live-work
Parking	4 On-site 6 On-street
Vehicle access	Rear
Lot coverage	66%

SCENARIOS: NARROW, MEDIUM LOTS AND DOUBLE LOTS

CVILLE PLANS TOGETHER

REPRESENTATIVE NEIGHBORHOODS:

- Fifeville
- Martha Jefferson
- North Downtown
- Woolen Mills

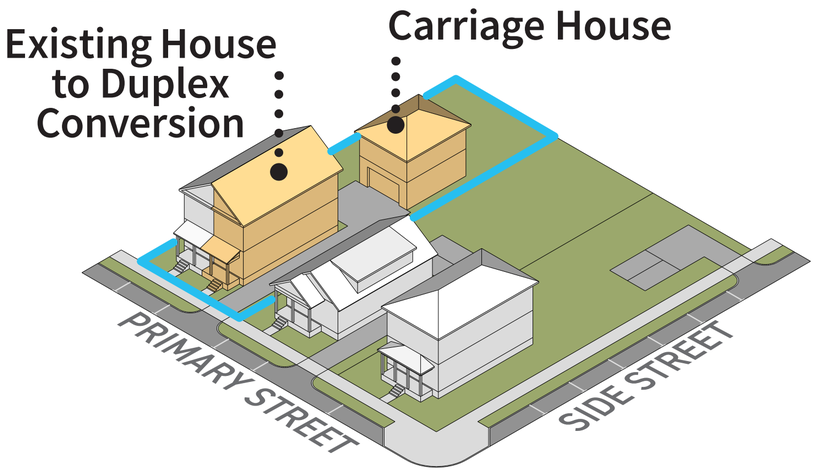
New Structure

Existing Structure

EXISTING HOUSE +

A

- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL

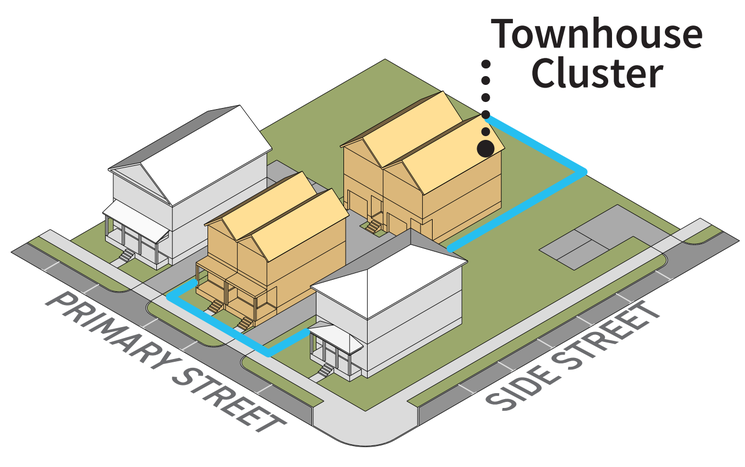


DEVELOPMENT DETAILS	
Lot size	50’ x 160’
Units	2 Existing House to Duplex 1 Carriage House
Parking	2 On-site 1 On-street
Vehicle access	Front
Lot coverage	46%

SINGLE LOT NEW DEVELOPMENT

B

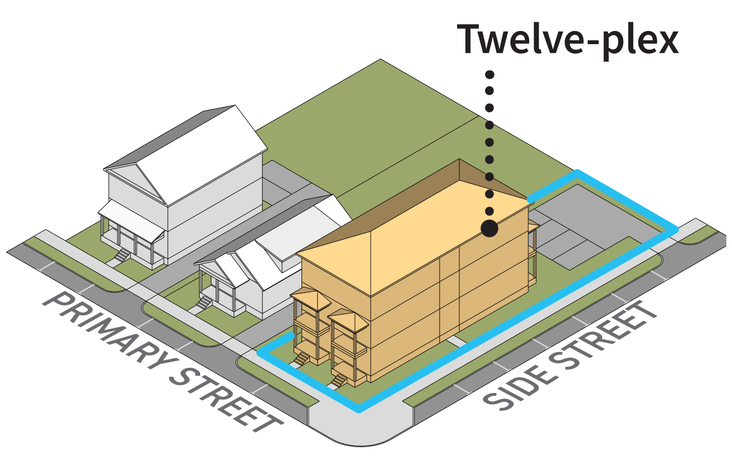
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	50’ x 160’
Units	4 Townhouses
Parking	4 On-site 1 On-street
Vehicle access	Front
Lot coverage	59%

C

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL

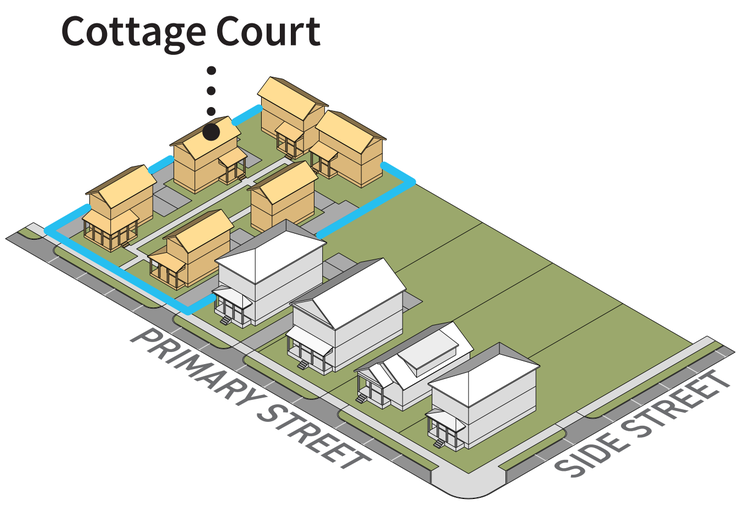


DEVELOPMENT DETAILS	
Lot size	50’ x 160’
Units	12 Twelve-plex
Parking	4 On-site 7 On-street
Vehicle access	Side
Lot coverage	59%

DOUBLE LOT NEW DEVELOPMENT

A

- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	100’ x 160’
Units	6 Cottages
Parking	6 On-site 3 On-street
Vehicle access	Front
Lot coverage	52%

B

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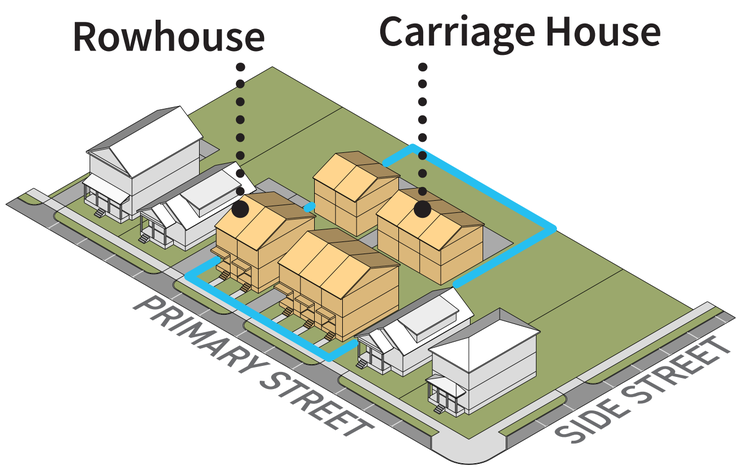
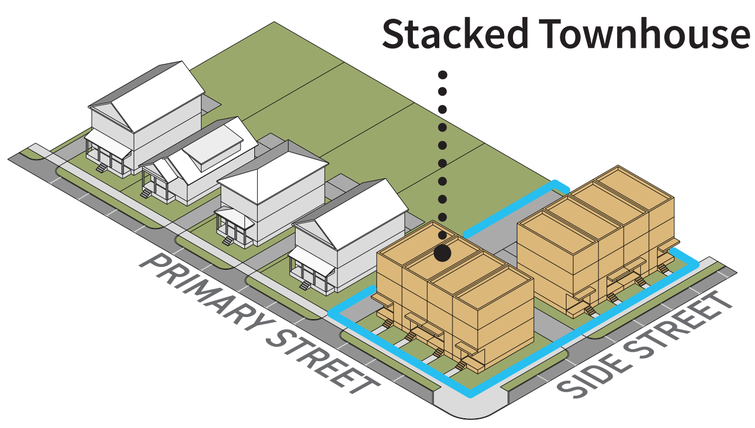
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	100’ x 160’
Units	5 Rowhouses 5 Carriage Houses
Parking	5 On-site 3 On-street
Vehicle access	Front
Lot coverage	54%

C

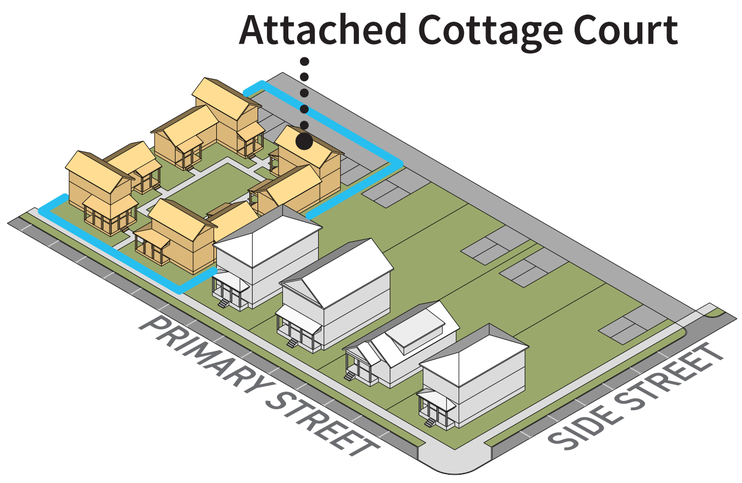
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	100’ x 160’
Units	8 Stacked Townhouses (Typical) 8 Stacked Townhouses (Studio)
Parking	8 On-site 9 On-street
Vehicle access	Front and Side
Lot coverage	73%

D

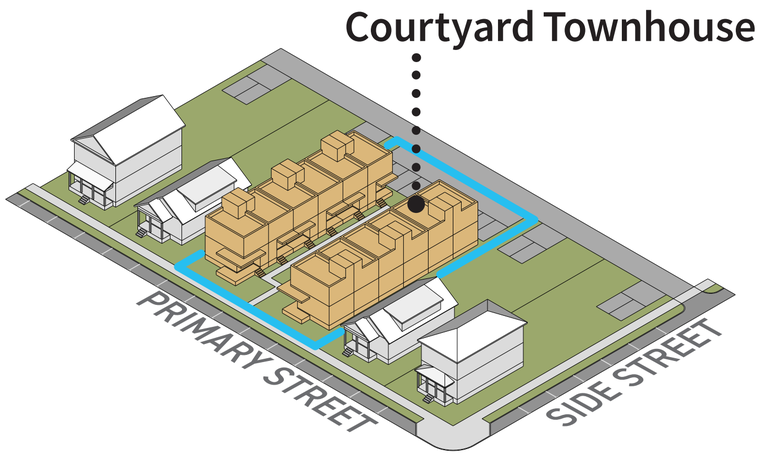
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	100’ x 160’
Units	4 Cottages (Two-story) 4 Cottages (One-story)
Parking	10 On-site 4 On-street
Vehicle access	Rear
Lot coverage	54%

E

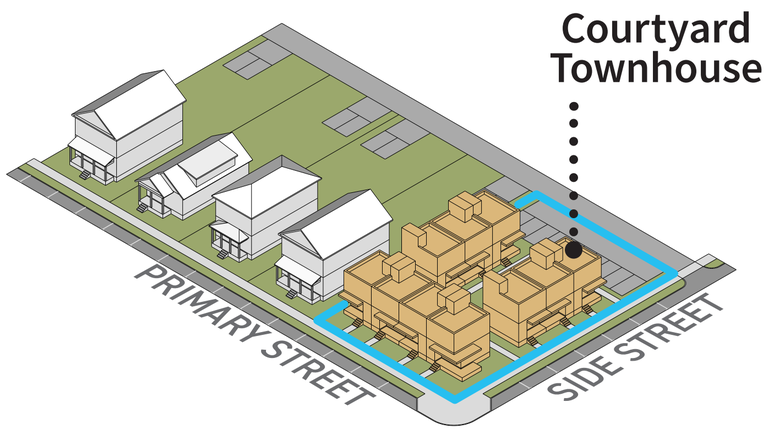
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	100’ x 160’
Units	12 Courtyard Townhouses
Parking	10 On-site 4 On-street
Vehicle access	Rear
Lot coverage	65%

F

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	100’ x 160’
Units	10 Courtyard Townhouses
Parking	10 On-site 10 On-street
Vehicle access	Rear
Lot coverage	61%

SCENARIOS: WIDE, MEDIUM LOTS

CVILLE PLANS TOGETHER

REPRESENTATIVE NEIGHBORHOODS:

- Fry's Spring
- Johnson Village
- Locust Grove

New Structure

Existing Structure

EXISTING HOUSE + ADDITIONAL STRUCTURES

A

- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
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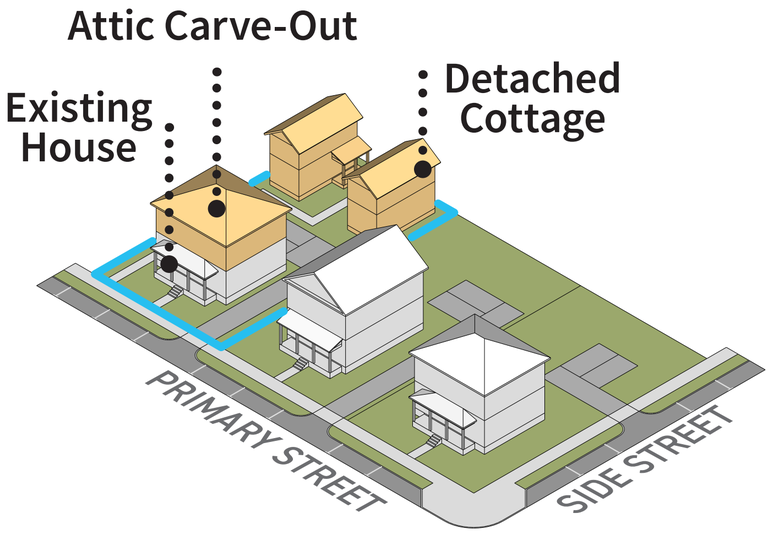
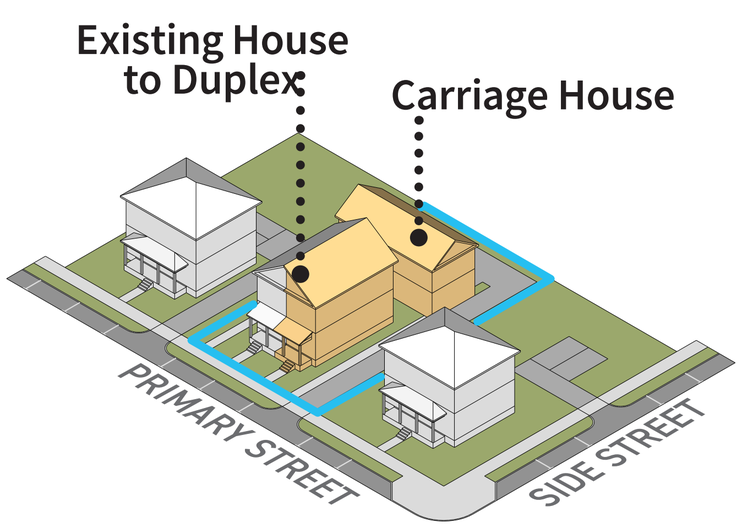


DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	1 Existing House 1 Attic Carve-Out 2 Detached Cottages
Parking	2 On-site 2 On-street
Vehicle access	Front
Lot coverage	54%

B

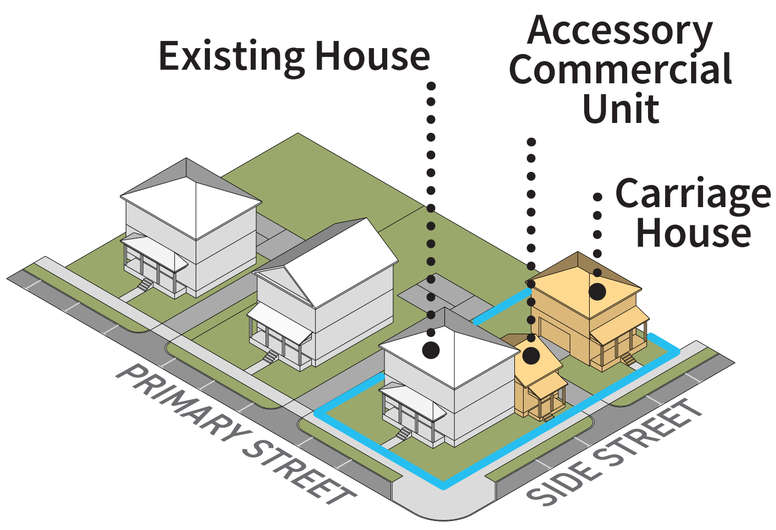
- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	2 Existing House to Duplex 2 Carriage Houses
Parking	4 On-site 2 On-street
Vehicle access	Front
Lot coverage	66%

C

- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	1 Existing House 1 Accessory Commercial Unit 1 Carriage House
Parking	2 On-site 5 On-street
Vehicle access	Side
Lot coverage	44%

NEW DEVELOPMENT

D

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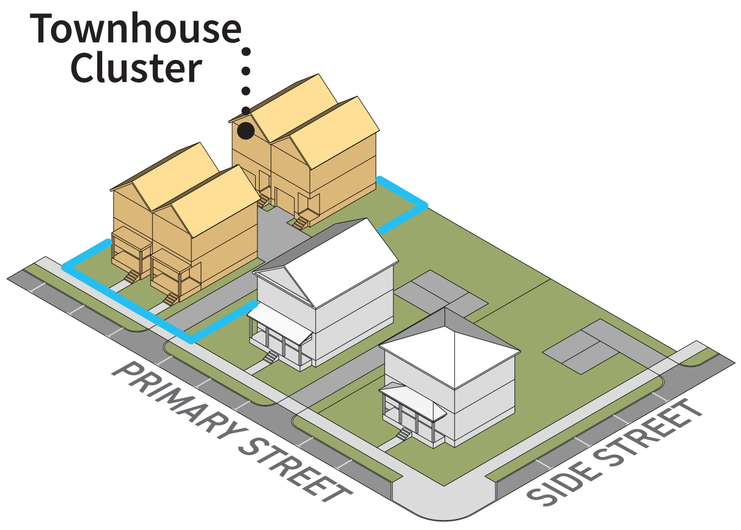
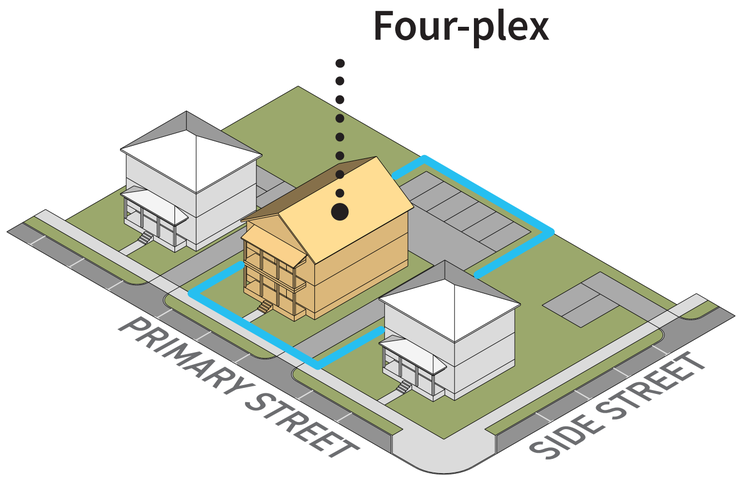
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	4 Townhouses
Parking	4 On-site 2 On-street
Vehicle access	Front
Lot coverage	63%

E

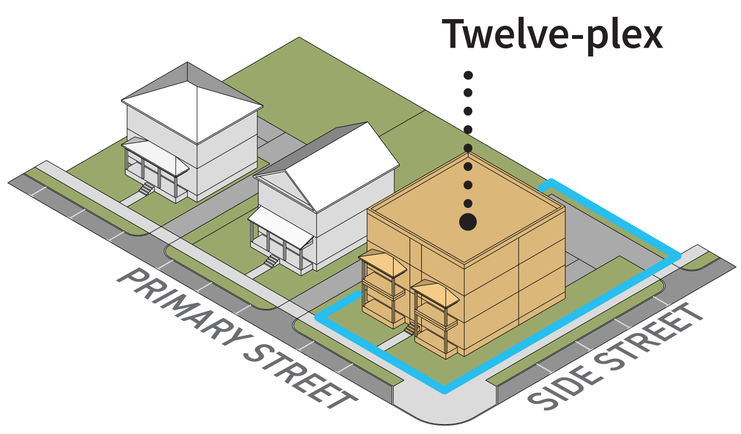
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	4 Four-plex
Parking	6 On-site 2 On-street
Vehicle access	Front
Lot coverage	62%

F

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	12 Twelve-plex
Parking	5 On-site 6 On-street
Vehicle access	Side
Lot coverage	62%

SCENARIOS: WIDE, LARGE AND EXTRA-LARGE LOTS

CVILLE PLANS TOGETHER

WIDE - LARGE LOT REPRESENTATIVE NEIGHBORHOODS:

- Barracks-Rugby
- Jefferson Park Avenue (JPA)
- Venable

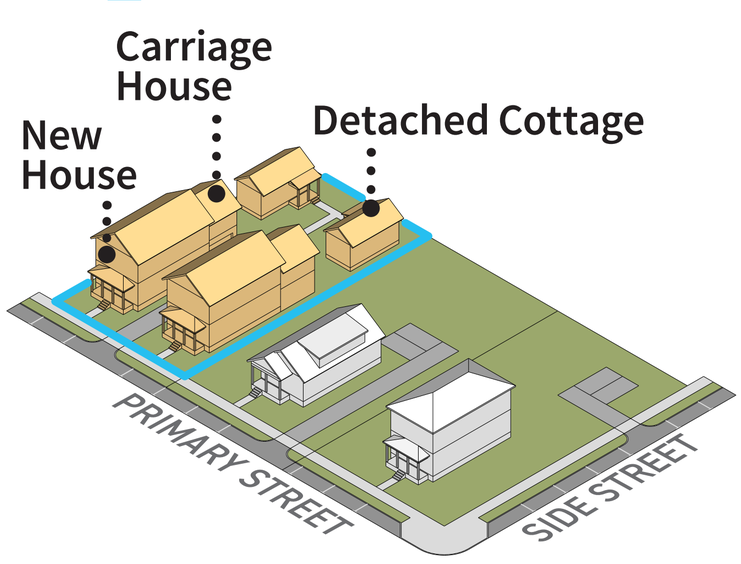
New Structure

Existing Structure

NEW DEVELOPMENT

A

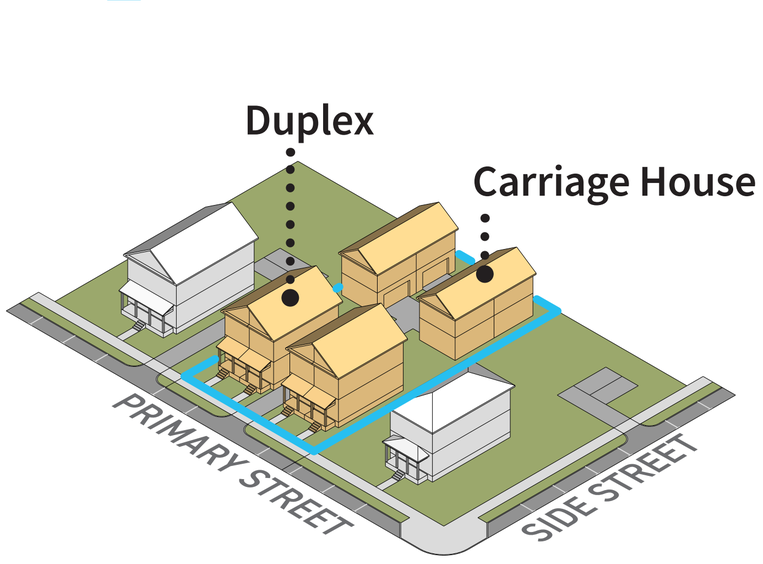
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	80' x 150'
Units	2 Houses 2 Carriage Houses 2 Cottages
Parking	4 On-site 2 On-street
Vehicle access	Front
Lot coverage	50%

B

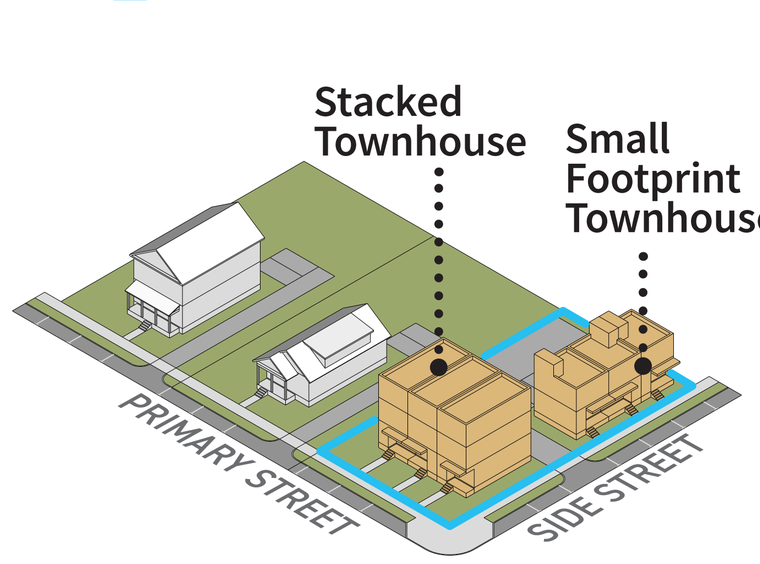
- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	80' x 150'
Units	4 Duplex 4 Carriage Houses
Parking	8 On-site 2 On-street
Vehicle access	Front
Lot coverage	58%

C

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	80' x 150'
Units	3 Stacked Townhouses (Typical) 3 Stacked Townhouses (Studio) 3 Small Footprint Townhouses
Parking	7 On-site 8 On-street
Vehicle access	Side
Lot coverage	65%

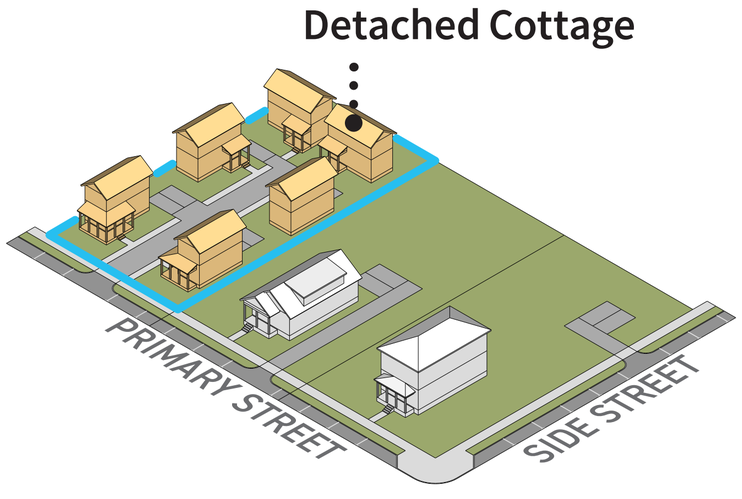
WIDE - XLARGE LOT REPRESENTATIVE NEIGHBORHOODS:

- Greenbrier
- Lewis Mountain
- The Meadows

NEW DEVELOPMENT

A

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	90' x 180'
Units	6 Cottages
Parking	6 On-site 2 On-street
Vehicle access	Front
Lot coverage	47%

B

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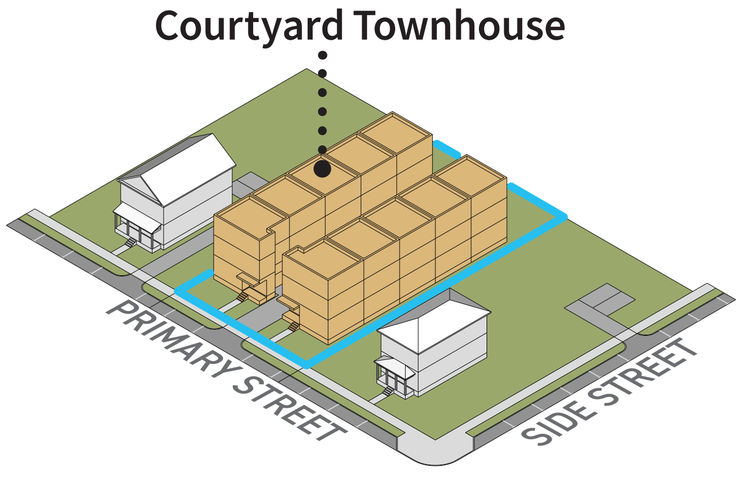
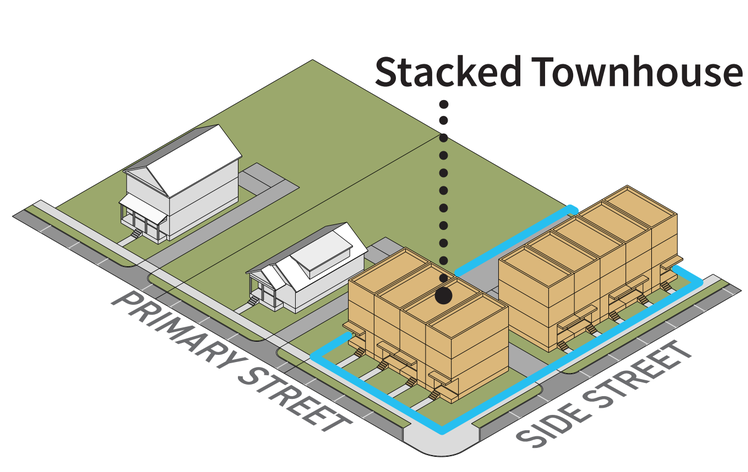
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	90' x 180'
Units	10 Courtyard Townhouses
Parking	10 On-site 2 On-street
Vehicle access	Front
Lot coverage	63%

C

- ☐ GEN. RESIDENTIAL - SENSITIVE
- ☐ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	90' x 180'
Units	9 Stacked Townhouses (Typical) 9 Stacked Townhouses (Studio)
Parking	7 On-site 11 On-street
Vehicle access	Side
Lot coverage	72%

RESIDENTIAL DISTRICT TESTING *STATION WRAP-UP*

CVILLE PLANS TOGETHER

Do you have any clarifying questions about this station?

Any other ideas we should be considering?

4

STATION 4
BETTER
ZONING STANDARDS

BETTER ZONING STANDARDS:
OVERVIEW OF ISSUES

CVILLE PLANS TOGETHER

Overview

In addition to housing and affordability, a variety of other issues related to zoning surfaced in the preparation and adoption of the Comprehensive Plan. This board lists examples of issues that were identified in five areas, and the following boards contain an overview of the approach to improving zoning standards for each area.

Zoning Districts

- The existing Zoning Ordinance has tools that primarily address two ends of the development spectrum: low-density detached housing and large-scale commercial projects.
- Existing standards are geared toward greenfield development, not infill.

Use Provisions

- There is a mixing of requirements for allowed uses with elements of building form.
- It is unclear why some uses would need a special permit.
- The accessory and temporary use tables are combined, leading to confusion.
- Several terms need to be clarified.
- There are existing zoning restrictions on retail uses and urban agriculture that should be updated.

Site Standards

- Existing zoning regulations and limited undeveloped land are forcing most development to occur outside the city limits.
- Public space and mobility standards need to be updated.
- Environmental and historic district policies should support sustainability as well as additional allowed units.

Administration

- To support more by-right development, will need to ensure that the code has objective, measurable design standards to reduce the need for time-consuming and unpredictable design review and other discretionary processes.
- Many of the plans required with permit applications in Charlottesville are not really “site plans” under the law, and should not be described by that term.
- Zoning determinations that provide additional clarity or details that help applicants and administrators of the code need to be updated more consistently.
- Assuming multiple districts are used to implement each Future Land Use Map category, it should be made easier to shift from one zoning district to another within the same category.
- There are some inconsistencies with Virginia or federal statutes and recent court cases.

Ease of Use

- There are many “legalese” terms used throughout the code.
- Current zoning uses few graphics to illustrate concepts.
- The format of the current zoning is not user friendly or intuitive.
- The current code uses terms inconsistently and does not group similar information.

RECOMMENDATION HIGHLIGHTS:
ZONING DISTRICTS

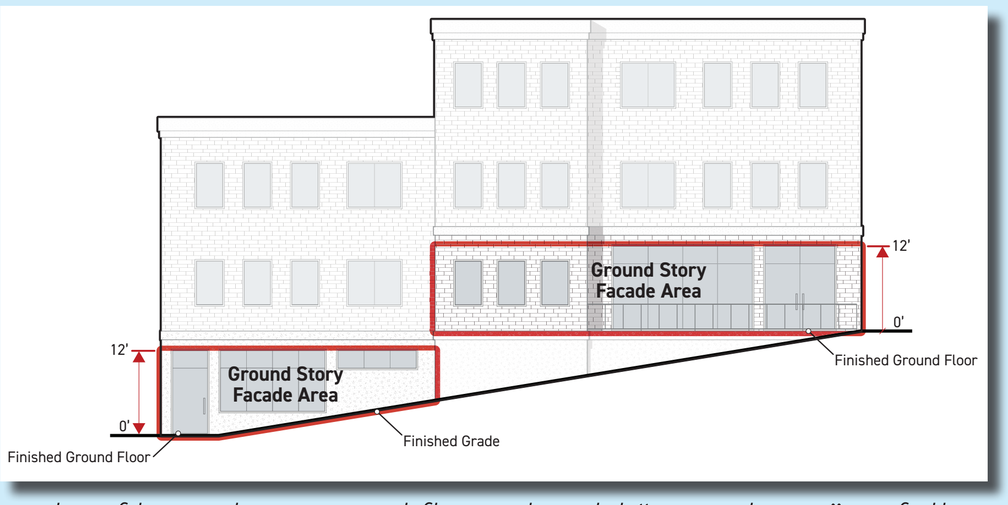
CVILLE PLANS TOGETHER

Manage a variety of lot sizes with a single district

- Apply a single zoning district for all areas designated as General Residential in the Comprehensive Plan.
- Allow more than one building on a residential lot.
- Keep lot size for the purpose of subdivision consistent with today, while allowing more residential units on each lot.

Enhance walkability throughout the city

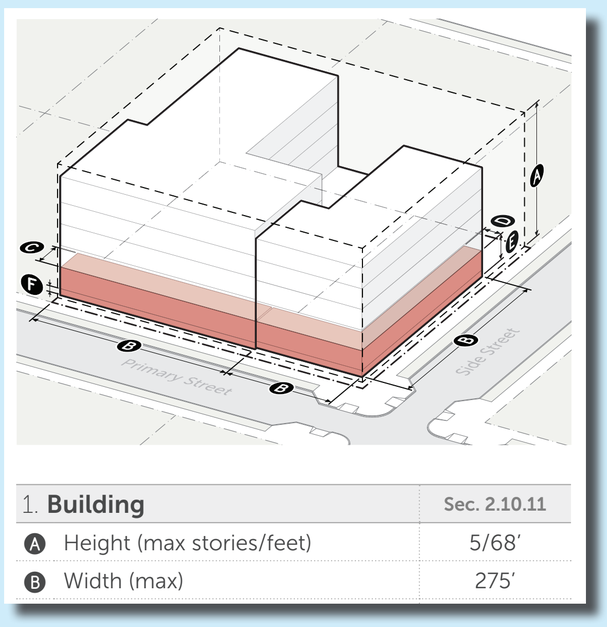
- Require a minimum amount of windows and doors that face the street.
- Regulate the extent of blank walls facing the street.
- Require direct pedestrian connections from sidewalks to doors or outdoor spaces.
- Set a requirement for outdoor amenity space in new multi-unit and mixed used development.



Example of how the ground floor should "step down" to follow the existing grade of the site to ensure transparency (windows and doors) on the facade.

Refine height measurement methods

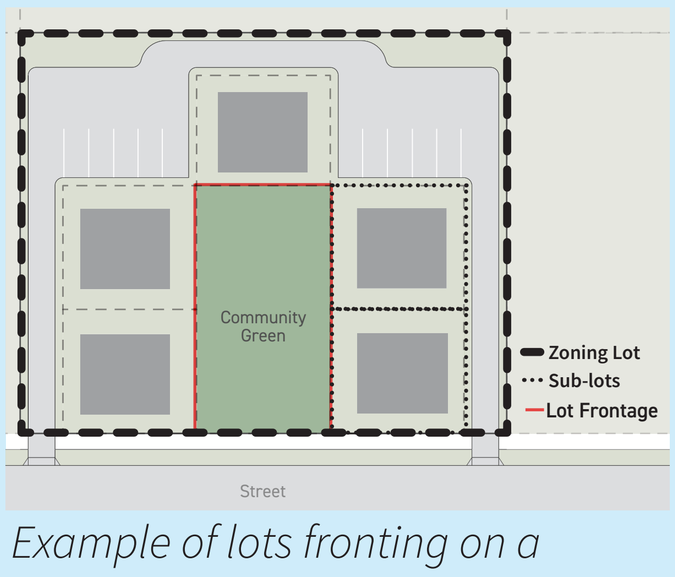
- Express building height in both feet and stories, and include the concept of a half-story.
- Clarify measurement of height in areas with slopes.



Example of building height requirement in stories and feet.

Encourage development on more kinds of lots

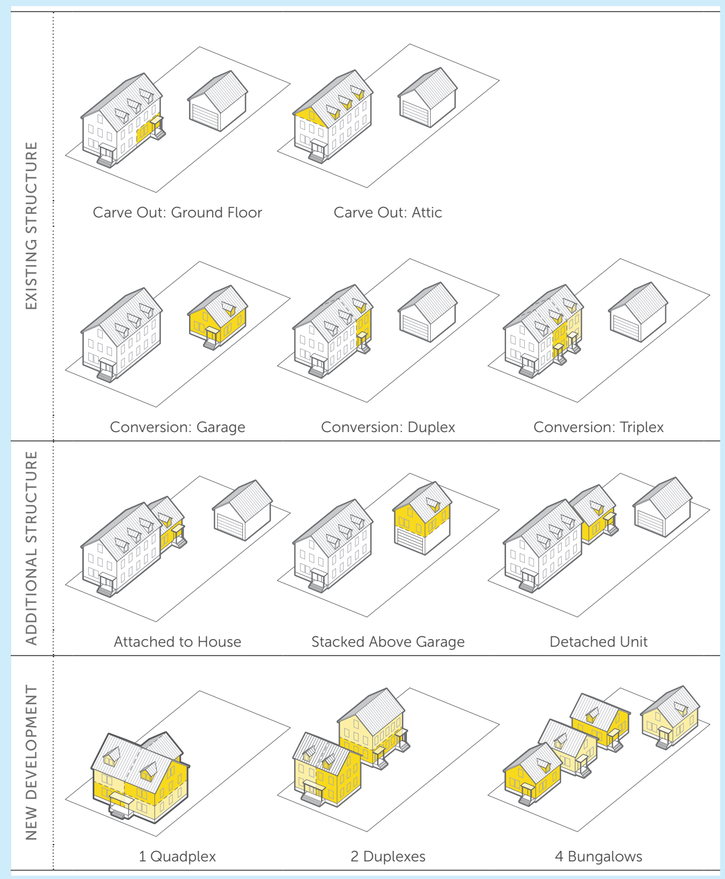
- Don't restrict corner lots with unnecessary setbacks.
- Allow front setback averaging.
- Allow "sub-lots" that front only on an interior green space and those that use easements for pedestrian and vehicular access.



Example of lots fronting on a community green.

Use urban form to control intensity

- Regulate the urban form of development rather than units per acre.



Sample unit configurations from Concord NH.

Manage rooftop activity

Simplify the mixed-use districts

RECOMMENDATION HIGHLIGHTS:
USE PROVISIONS

CVILLE PLANS TOGETHER

Manage uses based on impact

- Re-balance the use table to allow for broader set of uses which are compatible, once use standards have been applied.
- Manage the scale of uses in order to manage overall impacts of development.
- Reduce micro-managing of uses in districts.

EXAMPLE
A neighborhood bakery receives its deliveries via box truck, while a commercial bakery may receive deliveries and ship products by trailer truck, which is far more disruptive to the surrounding area. Managing the scale of uses allows for a broader variety of uses near neighborhoods, provided their maximum size is managed.

Separate uses from form

- Separate allowable uses for buildings from the concept of building form.

USE TYPES	ZONING DISTRICTS											
	R-1	R-1U	R-1S	R-1SU	R-2	R-2U	R-3	R-UMD	R-UHD	MR	MHP	Requirements 34- xxxx
RESIDENTIAL AND RELATED USES												
Single-family attached					B	B	B	B	B	B	B	1123
Single-family detached	B	B	B	B	B	B	B	B	B	B	B	1123
Townhouse							B	B	B	B		386; 1123

Excerpt from the Charlottesville Use Matrix

Use “Household” and “Unit,” not “Family”

- Remove existing restrictions on the number of unrelated persons in a household in favor of concepts of form.

Eliminate the term “Provisional Use”

Modernize allowed uses

- Allow Accessory Commercial Units (ACU) in all primarily residential districts and expand the areas where an ACU is allowable.
- Allow manufactured homes in more residential settings.
- Reduce or remove minimum size requirements to allow for “tiny home” and park model units.
- Allow for street-oriented retail options in multi-unit buildings.
- Review urban agriculture options and new apply new regulations throughout the city.

3D-printed home in East Austin (Ikon/Lake Flato Architects)

Accessory Commercial Unit (ACU) in St. Paul MN

Consolidate uses

C. **Public**						
Community Service	P*	P*	P	P*	P	P
Day Care	--	--	P	--	P	P
Education	P*	P*	P	P*	P	P
Government	P	P	P	P	P	P
Religious Assembly	P*	P*	P	P*	P	P
Transit Station	--	--	--	--	--	P

F. **Religious Assembly**

1. **Definition**

A facility providing meeting areas for religious activities. Affiliated preschools are classified as day care. Affiliated schools are classified as schools.

2. **Examples of Included Uses**

- Church
- Chapel
- Mosque

Portion of an example use table with consolidated use groups and an example of a use group definition. (In this case, the letter “P” indicates the use is permitted in the corresponding zoning district.)

RECOMMENDATION HIGHLIGHTS:
SITE STANDARDS

CVILLE PLANS TOGETHER

Support more housing in the city

- Adjust zoning regulations to support more development within the city border.

Support public space and mobility

- Coordinate and revise the Streets that Work Plan and the Standards and Design Manual with any new zoning efforts.
- Reduce or eliminate minimum parking space requirements.
- Encourage trade-offs between surface parking and stormwater, impervious cover, trees, and existing structure preservation.
- Require more bike parking for all new construction.

Reducing parking minimums

Cities across the country have implemented reduced or no parking minimum requirements. The following communities could serve as examples for Charlottesville:

- Raleigh, NC. No minimum parking requirements and implemented parking maximums.
- Dunwoody, GA. No minimum parking requirements and implemented parking maximums.
- South Bend, IN. No minimum parking requirements.
- Minneapolis, MN. No minimum parking requirements.
- Buffalo, NY. No minimum parking requirements.

Enable flexible Historic and Conservation Districts

- Allow for additional units in historic districts to offer additional flexibility for new buildings, while also ensuring that existing structures maintain their “contributing” status within the historic district.
- Clarify the difference between designated local historic districts and the City’s conservation districts.

Keep existing structures

- Create a bonus for redevelopment that preserves an existing structure while create new units on site.

A primary home with an Accessory Dwelling Unit in back in Portland, OR (Source: AccessoryDwellings.org)

Address environmental issues

- Ensure flexibility in development standards to allow for tree protection.
- Improve protection measures during new construction to eliminate the loss of protected trees.
- Move requirements for critical slope protection out of the Zoning Ordinance into Chapter 10 - Water Protection (as critical slopes are engineering standards).
- Ensure design standards allow options for Low Impact Design in parking lot design and other impervious cover areas to allow for better options for stormwater management.
- Modernize site lighting standards in the new zoning code and ensure regulations are enforceable.

Align with alternative energy/ building code needs

Clarify subdivision requirements vs. site plan requirements to ensure the same outcome

RECOMMENDATION HIGHLIGHTS:
ADMINISTRATION

CVILLE PLANS TOGETHER

Allow more development "by-right"

- Allow for a permit to be requested at staff level with no discretionary review required.
- Replace the Entrance Corridor Review Board with measurable standards.

Streamline map amendments within Future Land Use Map (FLUM) categories

- Review and streamline the process to shift from one zoning district to another within a single Future Land Use Map category (such as Medium Intensity Residential).
- Only require additional public engagement steps when shifting a FLUM category to allow for a different type of zone.

Review criteria for approval

- Adopt objective standards for approval. The standards should be measurable so that staff can approve development.

Reset review thresholds

- Shorten the review timeline for plans with lower number of units, matching the review thresholds to the patterns allowed within zoning districts.

Separate authority from individual processes

- Clarify roles of each body involved in development review (Planning Commission, Council, design review boards, etc.)
- Specify review and approval responsibility for each body.

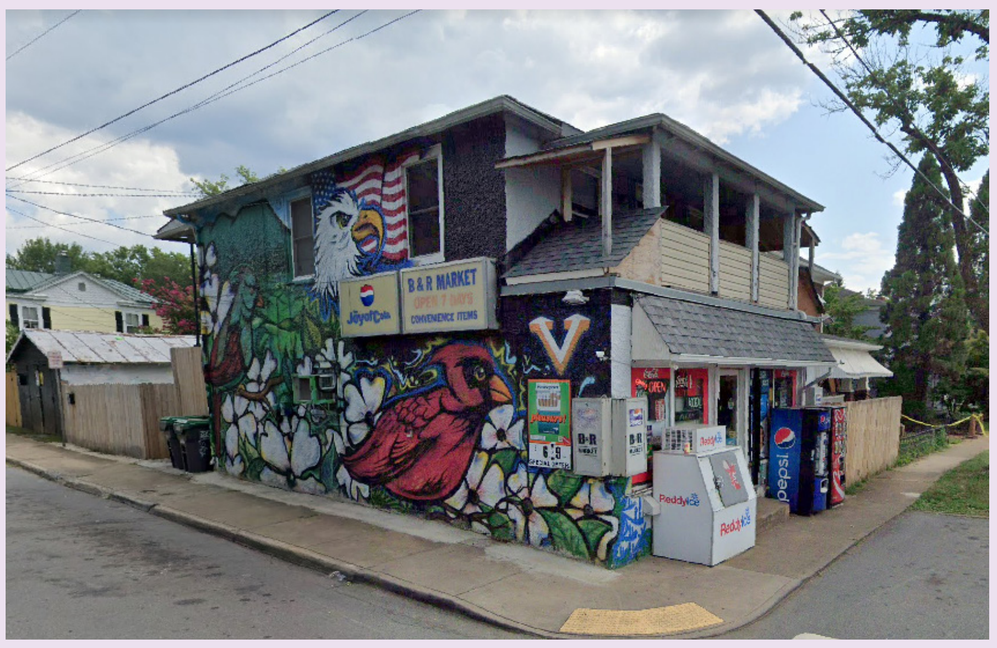
Update to match recent case law and statutes

Limit discretionary processes

- Use better urban form standards and the new option granted to the City by the legislature to use inclusionary zoning to eliminate the use of special use permits for additional height.

Update and improve nonconforming use options

- Revisit the nonconforming provisions, including to allow for re-establishment of neighborhood-serving uses.



Examples of nonconforming commercial uses in Charlottesville: B&R Market on Avon and Fry's Spring Beach Club

Clarify the various "site plans"

- Match the state definition.
- Rename other plan types.

Incorporate existing zoning determinations

- Clarifications of existing code by Director or Attorneys should be added to the new code.

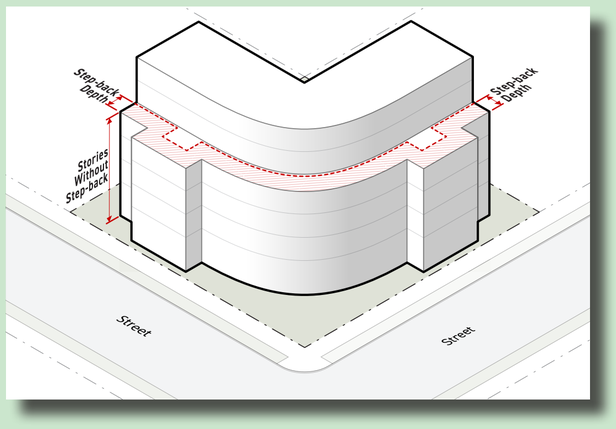
RECOMMENDATION HIGHLIGHTS:

MAKING ZONING EASIER TO USE

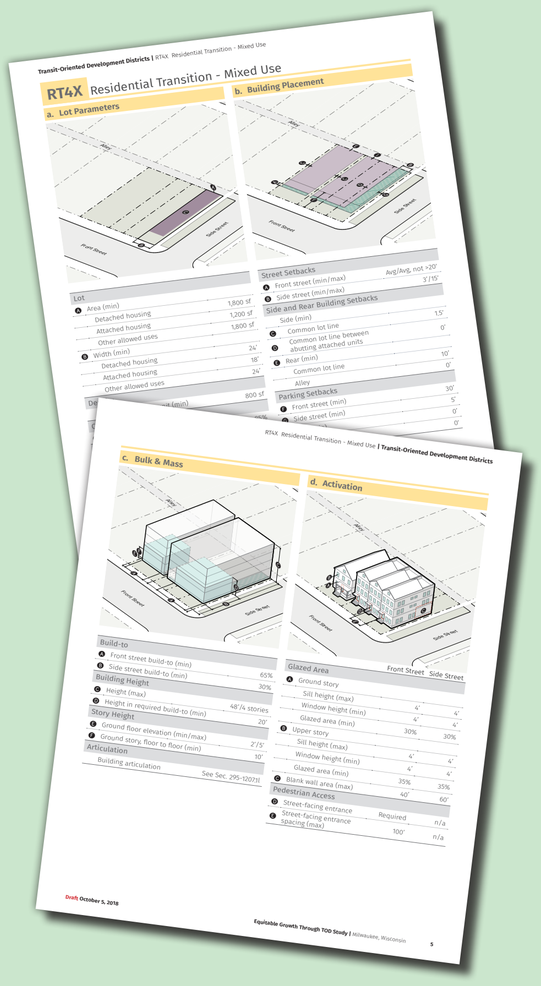
CVILLE PLANS TOGETHER

Use more illustrations and enhance the layout

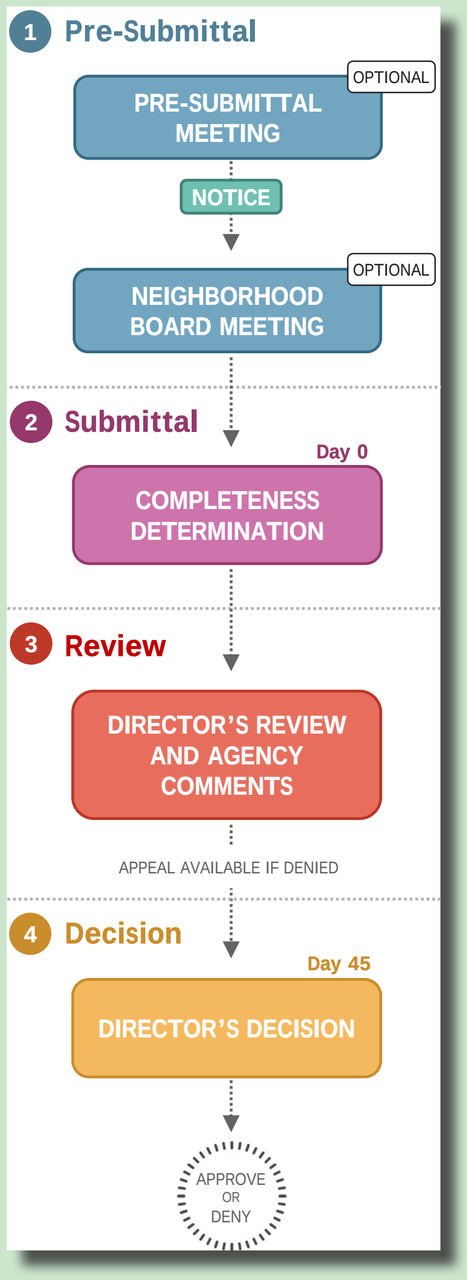
- Include additional graphics to illustrate code.
- Lay out the code in an enhanced graphic format.



Example illustrations from Zoning Ordinances


Transit-Oriented Development Districts | RT4X Residential Transition - Mixed Use
RT4X Residential Transition - Mixed Use
a. Lot Parameters
b. Building Placement
c. Bulk & Mass
d. Activation
Draft October 5, 2018
Equitable Growth Through TOD Study | Milwaukee, Wisconsin

Examples of modern zoning pages



Lay out an intuitive outline

CONTENTS

Article 34-1. Introductory Provisions

Div. 1.1. Legal Requirements
Div. 1.2. Districts Established
Div. 1.3. Zoning Map

Article 34-2. Zoning Districts

Div. 2.1. General
Div. 2.2. House-Scale Districts
Div. 2.3. Neighborhood-Scale Districts
Div. 2.4. Community-Scale Districts
Div. 2.5. Mixed Use Districts
Div. 2.6. Business Districts
Div. 2.7. Industrial Districts
Div. 2.8. Special and Overlay Districts
Div. 2.9. Rules of Interpretation

Article 34-3. Use Regulations

Div. 3.1. General
Div. 3.2. Use Permissions (Use Table)
Div. 3.3. Use Definitions
Div. 3.4. Use Standards
Div. 3.5. Accessory Uses and Structures
Div. 3.6. Temporary Uses and Structures

Article 34-4. Development Standards

Div. 4.1. General
Div. 4.2. Parking
Div. 4.3. Access
Div. 4.4. Landscaping & Screening
Div. 4.5. Signs
Div. 4.6. Lighting

Article 34-5. Administration

Div. 7.1. Authority
Div. 7.2. Approval Processes
Div. 7.3. Nonconformities
Div. 7.4. Enforcement

Article 34-6. Definitions

Div. 6.1. General
Div. 6.2. Defined Terms

DRAFT

Draft Table of Contents for the Zoning Rewrite

Enable digital features

- Clickable Table of Contents and links throughout the code.

Update definitions

Use a "Plain English" drafting style

- Eliminate "legalese."

Be consistent

- Be consistent with where content is located in the code, grouping content where possible.
- Be consistent with the use of terms throughout the plan to maintain ease of use and interpretation.

Add rules of interpretation

BETTER ZONING STANDARDS *STATION WRAP-UP*

CVILLE PLANS TOGETHER

Do you have any clarifying questions about this station?

Any other ideas we should be considering?

5

STATION 5

WRAP UP &
PEER ENGAGER INFO.

NEXT STEPS

CVILLE PLANS TOGETHER

Stakeholder and public input will continue to be gathered as the process moves forward. This will happen in three key phases:

- This document will be reviewed and commented on by community members, the Planning Commission, and the City Council, and this input will be considered in the drafting of the Zoning Ordinance.
- Once the Zoning Ordinance and map are drafted and have been reviewed by staff, they will also be shared with the community for input, and discussions will take place with the Planning Commission and City Council.
- Finally, formal adoption public hearings will occur before the Planning Commission and City Council on both the new Zoning Ordinance text and the proposed zoning map.

Revisions and modifications will be made along the way based on the input received.

Affordable Housing Plan (completed 2021)

A unified strategy for housing Charlottesville's residents

Comprehensive Plan update (completed 2021)

To guide the ways the city will change and grow in the future

Zoning Ordinance update (in progress)

To ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use

1 **Zoning Diagnostic + Approach**
Community Review: Spring-Summer 2022

Diagnostic: A review of the ability of existing Zoning Ordinance to implement adopted Comprehensive Plan concepts and a review of the existing zoning ordinance in light of "best practices" for modern zoning

Approach: Identify a menu of needs and alternatives for the zoning rewrite

2 **Zoning Ordinance**
Community Review: Late 2022 (Approx.)

Zoning Map: Shows which zoning districts apply to which parcels
District Descriptions: Design and use standards for specific districts
Standards for Development: Rules that generally apply to all zoning districts
Administration: Processes for applying the zoning rules

3 **Zoning Hearings + Adoption**
Early-Mid 2023 (Approx.)

Planning Commission holds a public hearing and makes a recommendation to City Council

City Council holds a public hearing and votes whether or not to adopt the zoning ordinance

PEER ENGAGERS

Peer Engager Overview

- Peer Engagers are people who live or work in Charlottesville who can work with the Cville Plans Together Consultant Team in a paid position to foster community conversations as part of the Cville Plans Together process.
- Peer Engagers play a role in fostering peer-to-peer conversations about the Cville Plans Together process.
- Activities vary depending on project needs, timing of events, and Peer Engager comfort with various activities. Examples include:
  - Distribution of information door-to-door and gathering input (potentially including surveys)
  - Attending pop-up events and gathering input
  - Distribution of flyers (by email and in person)
  - Phone calls to community residents to provide information about the process and ways to provide their input
  - Helping to facilitate online or phone-based small-group conversations, or in-person conversations, as allowed by COVID gathering restrictions

Interested in being a Peer Engager?

- We are seeking 3-4 additional Peer Engagers for the zoning rewrite.
- Current rate is $20 per hour
- We are looking for community members who are comfortable engaging with people both in their own neighborhood/community, as well as with neighborhoods throughout the city, both virtually and, when possible, at in person events (following COVID safety protocols).
- Time commitment
  - A few hours of a virtual overview and training to catch new Peer Engagers up on our process.
  - About 3 eight-hour days every 2 to 3 months (generally, at each Community Engagement Phase of the Cville Plans Together process).
  - 30-minute check-in meetings at least 2x per month.
  - There is potential for additional hours to be spent on outreach between the community engagement phases, depending on timing of community events and Peer Engager availability and interest.

If you are interested in supporting the zoning rewrite by being a Peer Engager, please share your contact information at this station.